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CITY OF BOSTON

APPLICATION FOR

Massachusetts Economic Target Area Designation

CE OF THE MAYOR
Thomas M. Menino

Marisa Lago
Chief Economic
Development Officer

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15 April 1994

Honorable Gloria C. Larson
Secretary
Executive Office of Economic Affairs
One Ashburton Place
Boston, MA 02108

Dear Secretary Larson:

Enclosed with this letter please find the City of Boston's request for designation as an Economic Target Area (ETA) through the Economic Development Incentive Program created by the Commonwealth.

As you will note, the entire City of Boston is being submitted for designation. Our reasons are several. As you are aware, the City of Boston, with the active support of the Commonwealth, is submitting a proposal for federal designation as an Empowerment Zone (EZ). This proposal has had the effect of consolidating boundaries for our economic development activities. We intend, through the Commonwealth's ETA designation of the entire City, to benefit areas where poverty and disinvestment have occurred, even though these areas lie beyond the federal EZ.

We hope that, as Boston follows the procedural designations from ETA to Economic Opportunity Area, the Commonwealth and the City may refine and expand upon the tax benefits envisioned by Chapter 19 of the Acts of 1993. As you know, we have previously submitted oral testimony and written comment on Draft Regulations(751 CMR 11.00 and 402 CMR 2.00). We continue to believe that substantive changes are

warranted, and that, through co-operative efforts with the Commonwealth, programs may emerge that more evenly and efficiently utilize the resources made available by Chapter 19. In particular, we are interested in better targeting our resources to achieve the primary goal -- creating secure, rewarding and productive jobs.

I enjoyed our prior meeting and look forward to our continued work together. I await the Commonwealth's favorable response to Boston's request for ETA designation.

Very truly yours,

Marisa Lago

CITY OF BOSTON

Application for Massachusetts Economic Target Area Designation

Table Of Contents

Section 1: Application For Designation of Economic Target Areas

Part A: Summary Sheet

Part B: Characteristics of the Proposed ETA

Part C: ETA Implementation Plan

1. Existing Economic Conditions
2. Economic Development Goals
3. Criteria For Disgination of Economic Opportunity Areas ("EOAs")
4. Other Local, State, and Federal Resources
5. Private Funds
6. Local Business Support for ETA Designation
7. Staff Commitment
8. Municipal Services and Infrastructure in proposed ETA
9. Permit and Approval Processes
10. Other Statistical or Economic Data in Support of Designation of Proposed ETA

Part E: Evaluation and Monitoring Plan

SECTION I
APPLICATION FOR DESIGNATION OF ECONOMIC TARGET AREAS

PART A: SUMMARY SHEET: After you have completed Parts B through D of this application form, please copy your responses onto this summary sheet.

APPLICANT INFORMATION

1. Name of each municipality completing this application.

City of Boston

2a. Contact person for each municipality completing this application: Please provide the name, title, municipality, address, telephone number, and fax number for the contact person from each municipality.

Marisa Lago, Chief Economic Development Officer
(Tel.# 617-722-4300 Fax #617-248-1937)

Boston City Hall
Boston, MA 02201-1007

2b. If more than one municipality is completing this application, please designate one contact person as the project leader.

Project leader:

●

1.Description of project area

a.List the municipalities where the proposed ETA will be located.

City of Boston

b.List the census tracts that comprise the proposed ETA.

All census tracts within the City of Boston. 1-1501
(see list at Part C (1))

2. **Unemployment rate in the proposed ETA for the most recent four complete quarters for which DET data is available:** 6.5% 1993 average

3(a). **The ETA located in a:**
- ___ Metropolitan Statistical Area ("MSA")
- X Primary Metropolitan Statistical Area ("PMSA")
- ___ Rural area

3(b). **Household Income:** Percent of households in the proposed ETA with household incomes below 80 percent of the median household income in the applicable MSA, PMSA, or for rural areas, in the Commonwealth: 55%

4. **Poverty rate of the proposed ETA:** 18.7%

5. **Cumulative number of jobs lost within the past four years:** (1988-1992). 69,662

6. **Distress factor of the proposed ETA:** 1.02

7. **Commercial vacancy rate during the past twelve (12) months:** . . . . 16,1% - 22.0%

8. **Size of land within proposed ETA that is owned by a state agency:** . . . 7,099 acres

9. **Brief Summary of Any Special Factors that Should Be Considered in Reviewing the Proposed ETA Designation:**

-Boston and Massachusetts Federal Empowerment Zone application
-Pockets of extreme poverty and unemployment
-Gateway for new entrants to the Massachusetts economy
-Severe job loss
-Job center for the state, with 2.1 times more jobs than resident workforce
-Exceptional transportation network
-Reorganization of economic development functions to realize growth potential
-Streamlining of permit and regulation processes

10. **Brief Summary of the Municipality's Economic Development Goals, its Criteria for Designating EOAs, and Local Resources Available to Support Economic Development in the Proposed EOAs:**

GOALS

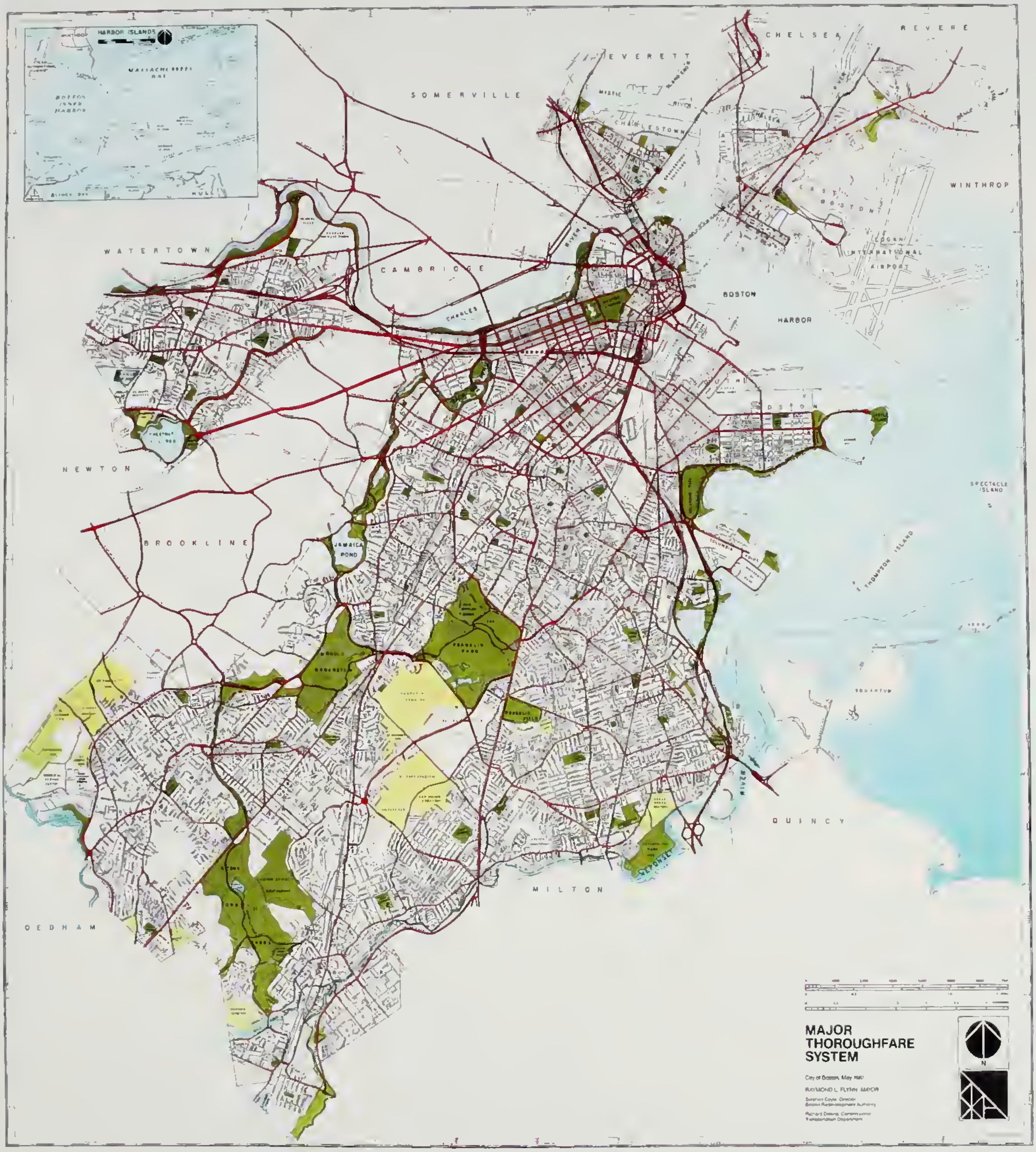
- To diversify and strengthen Boston's core economy;
- To attract new business to Boston and to retain and foster the expansion of existing industries in Boston and help them become more competitive.
- To generate jobs for Boston residents, particularly those living in poverty, and assure that jobs and economic benefits are shared by all residents.
- To direct economic growth to areas of the City which have historically suffered from disinvestment.
- To insure that Boston residents are job-ready in terms of their basic education, skills, and specific training.
- To strengthen Boston's emerging technology industries and enhance the process of transferring technologies from the research and development stage.

CRITERIA

- The EOA is within the City of Boston and is wholly within an area that has been designated as an ETA or has an application pending before the Economic Assistance Coordination Council for designation as an ETA.
- The EOA is located in an area that meets the definition of blighted, substandard or decadent or is an area within which there has been a plant closing or permanent layoff which has resulted in a cumulative job loss of 2,000 or more full-time employees within the previous four years;
- The designation of the EOA would allow city and state to employ the new powers of the EDIP to increase employment within the city and state;
- The EOA is proximate to a neighborhood where local residents have access to the site;
- The EOA is accessible by public transportation;
- The EOA is accessible to the regional highway system, the port, and the airport.
- The EOA is located in an area where the public sector has made investments or intends to make investments in infrastructure, site preparation, transit, public buildings, or affordable housing.

LOCAL RESOURCES

Boston has the organizational, human, economic, financial, institutional, infrastructure, and natural resources to lead Massachusetts to new levels of prosperity and productivity.



CITY OF BOSTON
PROPOSED ECONOMIC TARGET AREA

PART B: CHARACTERISTICS OF THE PROPOSED E.T.A.

1. Description of project area:

We propose the City of Boston as an Economic Target Area. The city is comprised of census tracts numbered 1 through 1501. A list of all census tracts is included in Part C-10 of this application. A map of the city showing municipal boundaries, major roads, and other major features is included at the beginning of this section.

The entire city area is most appropriate to the purpose of the Economic Development Incentive Program purpose of stimulating "economic development in economically distressed areas by attracting new businesses into those areas and by encouraging existing businesses to expand." (402 CMR 2.02)

The city is a complex mosaic of diverse neighborhoods, people, economies, and opportunities. The maps and tables included in Part C-10. of this application shows that even within the more prosperous residential neighborhoods of Boston there are pockets of low income households and extreme unemployment. Any boundary that excluded these micro-neighborhoods would exclude some of the target population that the EDIP is designed to help. Similarly, significant opportunities for economic development and growth are dispersed throughout every neighborhood, in many cases just across a census tract boundary from an economically distressed residential area.

2. Unemployment Rate

The unemployment rate for the City of Boston during 1993 was **6.5%**, as reported by the LAUS of the U.S. Bureau of Labor Statistics and the Massachusetts Department of Employment and Training.

There are two important ways in which this statistic does not adequately reflect the extent of unemployment within the city.

Firstly, the unemployment rates calculated by the LAUS program understate true unemployment, and this understatement is especially severe in the city. The unemployment rate for April 1990 by the decennial census of population and housing is some three percentage points higher than the rate indicated by the monthly statistic estimated by BLS and DET. Furthermore, while the monthly BLS/DET unemployment rate for Boston was lower than the corresponding rate for the state, the rates determined by the census were reversed in severity, with Boston's unemployment showing higher than the state average. The April 1990 unemployment rates found in the large census sample was 8.3% in the City of Boston and 6.7% for the entire state. Recent changes to the monthly household survey that determines monthly unemployment rates has led to general increases in measured unemployment rates. The problem of inaccurate reporting of unemployment in sub-state areas has not yet been solved, however. The BLS response to this problem was that "It is probably time to re-benchmark the unemployment rate."

A second major inadequacy of Boston's average unemployment rate is its inability to indicate the extent of unemployment in significant pockets throughout the city. The map Percent Unemployment by block group in 1990 found in Part C-10 of this application reflects major

household economic distress in every neighborhood. The distribution of public and subsidized housing, the density and diversity of the city's many micro-neighborhoods, and the course of the recession all help determine this complex pattern. The table City of Boston Labor Force Status of the Civilian Population (see C-10) lists unemployment rates determined by the 1990 census for every tract within the city. Even neighborhoods with relatively low average unemployment rates typically have one or more isolated tracts with rates well above the state average. The more fine grained picture represented by the block group map shows that the 92 block groups with unemployment above 15% and the additional 102 block groups that suffered unemployment between 10% and 15% can be found throughout the proposed ETA.

3. Household Income:

The proposed ETA is the center of the Boston Primary Metropolitan Statistical Area.

The 1990 census indicated that 125,825 Boston households out of a total of 227,958 for whom income was determined had incomes below $32,393. This is **55.2%** of Boston households with income less than 80% of the PMSA median of $40,491. The attached map Median Household Income by Block Group, 1990 shows that low income households, like the unemployed, are pervasively distributed throughout the city.

4. Poverty Rate

The 1989 poverty rate for the city of Boston, as reported by the 1990 U.S. Census, was **18.7%**, more than double the 8.9% state average. Poverty rates for each census tract in the city are listed in the table City of Boston Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989. Poverty rates exhibit the same patterns of diversity and dispersion that were seen for unemployment and low median incomes.

5. Cumulative Job Loss

One of newly elected Mayor Menino's first acts was to create the Mayor's Office of Business Retention to address pending and contemplated business closings and relocations. The City of Boston lost 69,662 jobs, or 11%, over the four year period 1988-1992. The table City of Boston Employment by Industry, 1982-1992 shows that these losses were pervasive throughout our economy. Manufacturing lost 6,807 jobs, or 20%. Finance, Insurance, and Real Estate lost 15,386 (16%) and Wholesale Trade lost 7,296 jobs (31%). Only Health Services and Financial Securities gained over this period. Some of the larger manufacturing lay-offs are listed in the following table.

Manufacturer	Neighborhood	Employees	Year
Patriot Paper	Hyde Park	217	1993
Digital	Roxbury	188	1993
Leon Clothing	South Boston	150	1990
Stride Rite	Roxbury	145	1993
Brilliant Seafood	South Boston	100	1990
Park-Davis Co.	Dorchester	95	1990
Harwich Lithograph	South Boston	60	1994
Merchant Press	South Boston	55	1990

Other widely publicized closing or those with significant layoffs include the following: Bank

of New England; Boston Companies; City of Boston Government; NYNEX; Fleet Financial; and a host of Boston Teaching Hospitals.

6. Distress Factor

Step 1: The annual average unemployment rates for the City of Boston, as estimated by BLS/DET were 8.5%, 7.8%, and 6.5% for 1991, 1992, and 1993, respectively. The average of these three years is 7.6%. Dividing this by the state average of 8.1% yields a step 1 ratio of 0.9383.

Step 2: The 1989 per capita income in the City of Boston was $15,581, as reported by the 1990 census. Dividing this into the state average of $17,224 yields a step 2 ratio of 1.1054.

Step 3: The sum of Step 1 and Step 2 ratios is 2.044.

Step 4: The average of the two ratios is **1.022.**

7. Commercial Vacancy Rate

Boston's diverse neighborhoods and its diversified economy contain a number of distinct commercial property markets. Their current vacancy status varies, but they generally exhibit excess capacity and financial distress.

Boston's downtown Class A office market measured 16.17 percent vacant at the end of 1993. This is one percent higher than the previous year's rate. See "The Boston Class A Office Market Year-End Report, 1993."

Older downtown commercial properties have suffered more from the loss of tenants and slow leasing activity over the past half decade of local recession. R. M. Bradley's January 1994 survey of Central Boston commercial property (see table in C-10) found over one million square feet of vacant Class C (older, not recently renovated) office space available, a vacancy rate of 21%. The 21 Class B (older but recently renovated to high standards) office buildings in the Back Bay were found to be 22% vacant.

Boston and it's industrial sub-markets have substantial under-utilized resources. See "Site Information" listings of surveyed properties from MAED that has been compiled especially for the City of Boston Office of Business Services and included in Section C-10. This list contains the following items:

Neighborhood	Vacant Square Feet of Industrial Space
Allston	351,313
Brighton	383,500
Charlestown	895,332
Dorchester	443,544
East Boston	208,890
Hyde Park	386,462
Roxbury	415,555
South Boston	1,647,056
Boston Total	**6,152,831**

8. State / Authority Owned Land

One-fourth of Boston's entire parcel land area and one-half of all tax exempt property in Boston is owned by the state government and its Authorities. The table Summary of State Owned Properties in Boston (C-10) describes the ownership of **over 7,000 acres** of Commonwealth and state authority land holdings. Massport is the largest state property owner, with over four square miles, mostly at the East Boston airport and at prime waterfront locations in South Boston.

Fully one-half of Boston's land is tax exempt. In addition to state and other government property, Boston is home to some of Massachusetts greatest medical, educational, and cultural institutions. These institutions are wellsprings of innovation and excellence and a central feature of the state economy, but the costs of servicing them, and significant fiscal opportunity costs of land removed from the taxable use bear heavily upon the city. See Boston's Tax Exempt Property on the Rise" in Section C-10.

C-1 Existing Economic Conditions

The Boston economy today exhibits both extreme distress, due to both the recession and the city's role as a gateway to America and to Massachusetts for new economic entrants, and extreme promise for resumed growth of employment, output, and innovation.

Economic Distress

Most indicators of economic distress understate the problems that Boston faces today. Our principal source of statistics for personal and family distress come from the 1990 census, taken just at the mid-point of our long economic slow-down. Some symptoms of this distress that have not been described elsewhere in this application include:

- Despite the general increase in affluence, low and moderate incomes persist. In fact, over 40 percent all families, some 50,000 households would qualify to live in federally assisted housing, and over half of the non-family households, another 50,000 would also qualify for such housing if enough were available to house eligible low and moderate income households. To qualify, a family of four should have had an income under $36,000 in 1989.

- Thirty one percent of the female householder families were in poverty in 1989, and over 40 percent of those with related children under 18. Over half, nearly 55 percent of the female householder families with related children under 5 years were below poverty level, some 5,700 out of 10,400 such families.

- One person in five living in Boston in 1990 was foreign born, and 11 percent of the City's population entered the U.S. more recently than 1980.

- Over one resident in four aged five and over spoke a language other than English at home, and 13 percent indicated they did not speak English "very well."

- The number of unemployed living in the City increased by 9,500 or 57 percent, from 16,700 in 1980 to 26,300 in 1990. The percent unemployed is some 20 percent higher than the statewide average.

- While the total labor force residing in Boston increased by 40,600 persons, unemployment rose in 1990, to 8.3 percent, compared to 6.1 percent in 1980.

Boston Economy Poised for Rebound and Growth

The Boston Economy is poised for rebound. After extraordinary growth in the 1980s, the city experienced a severe recession that has lasted for half a decade. As the national economy was poised on the brink of recession in the late 1980s, Massachusetts was already in decline due to 1) market shifts affecting key industries, 2) high costs and speculative excess, and 3) "re-engineering" in service industries perhaps as significant as the productivity revolution that continues to take place in manufacturing. The structural changes taking place within producer services industries

had an especially profound effect on Boston.

The reversal of and adjustment to these problems of the past now make Boston one of the nation's most promising economic leaders. Labor, real estate, and financial costs have all been cut. The market shift from mini-computers is past and the rising importance of biomedical industries is pointing to our future. The state's producer service firms, centered in Boston, have re-structured themselves into efficient competitors in the world economy. But the city's potential will not be fully realized without the concerted efforts and close cooperation of city and state governments.

To realize our promising future we must first understand our past and overcome the substantial problems that remain.

Economic Trends

The success of Boston's economy is due, in large part, to its ability to capitalize on trends in both the national and world economies and to its diversification. The transformation of the City's economic structure has been largely a change from trade and manufacturing to services. With the exception of periods of regional and national economic recession, Boston's economy has shown increasing employment and steadily growing income over the last several decades.

Currently, Boston enjoys strength in a number of industries that are often referred to as "knowledge industries." These are industries where new technologies and processes are being applied and where constant learning and innovation are demanded. These industries include high-tech electronics, advanced materials, environmental technology, and biotechnology for example. Boston is well-situated to compete in an economy where sophisticated technology and skilled workers are in demand. Fortune Magazine recently voted Boston the third best city in the nation for knowledge workers. Fortune found that the Boston area's colleges and universities are a magnet for innovative enterprises of all types.

A view of Boston's economy in 1970 and again in 1992 shows how Boston's economy has changed over the past 22 years. In 1970, Boston was already a leader in many industries that were enjoying the strongest growth nationally. Services, for example, was the largest sector of Boston's economy in 1970, comprising over one-fourth of total employment. By 1992, the spectacular growth of employment in service industries was clearly evident as its share of total employment rose to over two-fifths of the economy. Growth also occurred in finance, insurance and real estate (FIRE), and government. The rise of services and finance created demand for office space which in turn prompted many new tall buildings to be added to the Boston skyline. Between 1975 and 1992, 21 million square feet of new office space was completed.

At the same time, Boston's manufacturing jobs declined by half from 64,000 to 28,000. The City, however, was not alone in losing manufacturing jobs. In Massachusetts as a whole, employment in these industries fell by 18 percent over this same 22-year period. Boston's trade employment also fell significantly during this period, from

125,000 jobs to 72,000 jobs. Wholesale trade jobs dropped by more than one-half, while the retail trade sector lost a fourth of its positions.

The chart titled, "Boston's Service Sector Economy," illustrates what happened in each of the seven main components of services sector between 1972 and 1992. Looking at the components of the service economy, one can readily see the huge and steady growth of health care. In all other areas, growth continued until the recession of 1990.

Sectors of Economic Growth

Boston's core economy consists of those businesses and industries that bring money into the state and regional economies by exporting goods and services to other regions of the country and overseas. Strengthening the core economy has a double effect because core industries not only are major employers themselves, but they also drive employment in other local businesses. The core economy supports the derived economy sectors, such as retail trade, local services, and construction, keeping a host of people at work. The derived economy provides jobs for people with all levels of training and experience. Without a growing core economy, the derived economy cannot be sustained. The core economy determines the standard of living that a region enjoys relative to the rest of the world.

The industries that fueled Boston's growth in the 1980's — computers, defense, and professional services — have given way to emerging economic engines such as biotechnology and health services. These areas, along with other more traditional industries like printing, software development, and business services, should contribute to the region's slow but steady recovery. The strength of the Boston economy lies in its diversity — it does not rest on one industry alone. Physical planning and economic development strategies keyed to the city's growth sectors could help position Boston to capture new economic growth for Massachusetts in both its core and derived economies.

2. Economic Development Goals

The economic development goals that would be in effect for the first five years are:

- To diversify and strengthen Boston's core economy;
- To attract new business to Boston and to retain and foster the expansion of existing industries in Boston and help them become more competitive through modernization.
- To generate jobs for Boston residents, particularly those living in poverty, and assure that jobs and economic benefits are shared by all residents.
- To create opportunities for entrepreneurship and business ownership, particularly for those who may have historically been excluded from such opportunities such as members of minority groups and women.
- To direct economic growth to areas of the City which have historically suffered from disinvestment.
- To insure that Boston residents are job-ready in terms of their basic education, skills, and specific training.
- To strengthen Boston's competitive advantage in biotechnology and other emerging technologies and enhance the process of transferring technologies from the research and development stage (R&D) to product development to commercialization.

The five year capital plan for the City of Boston represents the efforts of many City departments and demonstrates an active capital investment strategy for future economic development projects. The plan represents over 400 projects with $889 million in capital outlay. The City of Boston's long term capital plan reinforces the five year economic development goals which will improve the City's productivity and efficiency.

3. Criteria for designation of Economic Opportunity Areas ("EOAs")

Boston's Criteria for designating EOA's:

- The EOA is wholly within the City of Boston
- The EOA is located in an area that meets the definition of blighted, substandard or decadent or is an area within which there has been a plant closing or permanent layoff which has resulted in a substantial job loss;
- The EOA is proximate to a neighborhood that is severely distressed by poverty and unemployment and where local residents have access to the site;
- The EOA is accessible by public transportation;
- The EOA is accessible to the regional highway system, the port, and the airport.
- The EOA is located in an area where the public sector has made investments or intends to make investments in infrastructure, site preparation, transit, public buildings, or affordable housing.
- The special advantages provided by EOA designation are enhanced by other resources and programs, particularly those of the Federal Empowerment Zone.

The City of Boston has not selected any area for designation as an EOA within the proposed City of Boston ETA designation but some examples that would fit the criteria for designation as an EOA are:

The Sears building in the Fenway area -- abandoned with major retail potential

Lafayette Mall in the Midtown Cultural District -- signature retail project in the core of Downtown Crossing

The Boston State Hospital site -- major opportunity for collaboration with city/state utilizing all available resources to benefit Commonwealth

South Bay District -- Site of a major new retail shopping mall and long been viewed for economic development including proposed site for Megaplex. South Bay is part of a growing tier of economic development areas to the south of downtown.

Federal Empowerment Zone Area -- fits the criteria for all programs

Southwest Corridor including the following:
  - Parcel P-3 - Roxbury Crossing
  - Whittier Neighborhood Health Center
  - Boston Police Headquarters site
  - Ruggles Plaza Neighborhood Shopping Center area

Blue Hill Avenue - defined by Mayor Menino as priority area for economic development opportunities while revitalizing a significant residential and mercantile neighborhood

Emerging technology areas such as Allston Landing and the Charlestown Navy Yard

Seaport Districts - comprised of East Boston, South Boston and Charlestown for the protection and enhancement of Boston maritime and tourist economies.

4. Other Local, State, and Federal Resources

Although the City of Boston is not presently applying for the designation of specific EOAs, the City recognizes the importance of concentrating all available resources within its future EOAs.

Some of the local resources to be utilized are the following:

The BOSTON LOCAL DEVELOPMENT CORPORATION (BLDC) provides financial assistance to Boston's small businesses by making available loans and loan guarantees at or below market interest rates. The types of assistance available include the Targeted Revolving Loan Program which is designed to fill gaps in existing local financial markets; provide or attract capital otherwise not available to businesses; meet long term fixed asset financing needs of the City of Boston's small businesses and leverage private investment. The Working Capital Loan Program provides long term working capital for the City of Boston's small businesses who are not able to obtain financing through convenient sources. The SBA 504 Loan Program is a US Small Business Administration fixed asset financing program for expanding small businesses. It is also designed to create jobs through physical plant expansion.

The BOSTON TECHNICAL CENTER (BTC) provides training in vocational skills and offers training in English as a second language (ESL), welding, business machine repair, medical secretarial skills and a variety of other vocational skills.

The NEIGHBORHOOD JOBS TRUST (NJT) encourages the creation of jobs in Boston neighborhoods. The NJT awards funds for employment-related services to local organizations and is funded through the Jobs Linkage fees. Approximately $12 million has been administered since the Trust's creation in 1987.

The BOSTON SMALL BUSINESS FUND assists businesses that create job opportunities for residents of minority and economically disadvantaged neighborhoods. Types of assistance include loans of $1000 to $15,000 through local CDCs.

NUESTRA COMUNIDAD provides loans and technical assistance to low and moderate income residents and works closely with banks, the Economic Development and Industrial Corporation of Boston, and small business assistance centers. Types of assistance available are Peer Group Loans ranging from $500 to $5000 and Small Business Loans ranging from $1000 to $15,000.

The NEIGHBORHOOD OF AFFORDABLE HOUSING (NOAH) provides loans and technical assistance to low and moderate income residents and works closely with local banks and the Chamber of Commerce to offer business planning advice and seminars to businesses and residents. NOAH also recruits new businesses into East Boston and works with the minority Business Assistance Center in Boston. Types of assistance available are in Peer Group loans ranging from $500 to $5,000 and individual loans ranging from $1000 to $15,000.

The NEIGHBORHOOD DEVELOPMENT CORPORATION OF JAMAICA PLAIN (JPNDC) offers monetary and technical assistance to self-employed persons and small businesses. Types of assistance available range from loans of $1000 to $15,000. JPNDC has a relationship with Boston College Small Business Development Center and a technical advisor meets with businesses to offer advice and expertise with business plans, and financial analysis.

The NEIGHBORHOOD DEVELOPMENT CORPORATION OF GROVE HALL provides funding and technical assistance to self-employed persons and small business owners. The Corporation has a group of consultants to serve as technical advisors, primarily from banks that also serve on the Banking and Finance Committee of the Local Board of Trade. Types of assistance range in loans from $1000 to $15,000.

The BOSTON MINORITY BUSINESS DEVELOPMENT CENTER provides management consulting services to minority-owned and operated businesses in the Boston area. The MBDC also provides professional management consulting services at low, affordable rates to qualifying companies. Types of consulting services available are: management assistance; loan proposal assistance; business plan development; procurement assistance; accounting/bookkeeping systems; computer systems plan and franchising assistance.

The DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION provides loans and technical assistance to low income business people. Types of assistance are in Peer Group Loans ranging from $500 to $5000 and individual loans ranging from $1000 to $15,000. The EDC refers businesses to the Minority Business Center at the University of Massachusetts in Boston.

Major City and State Low-Cost Financing Programs:

Companies building or renovating facilities that increase the city's employment base can be offered a readily available source of capital at or near prime lending rates. This could include assistance from the following sources:

BOSTON INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY (BIDFA) has the ability to issue tax-exempt Industrial Development Bonds (IDBs) to acquire land, construct manufacturing facilities, or purchase new equipment. BIDFA also issues taxable IDBs to finance a wide range of industrial expansion and commercial rehabilitation projects. The BRA/EDIC merger sets the stage for more effectively deploying this financing source in concert with all other incentives for economic growth.

SECTION 108 LOAN GUARANTEE provision of the Community Development Block Grant (CDBG) is a federal program whereby the government may guarantee financing for projects which further economic development and job creation or for the construction of affordable housing. The federal government may loan a municipality up to five times its CBDG grant. In line with Walsh Commission recommendations to clarify city development agency roles, the BRA will work with the Public Facilities Department, which manages the Section 108 program, on a Memorandum of Understanding (MOU) will specify targets and underwriting standards which projects must meet to qualify for Section 108 loan guarantees. It is suggested that PFD continue to take the lead on such guarantees for housing development and that the BRA take the lead on economic development. This important tool in fueling private capital investment can thus be coordinated with other initiatives through the Mayor's Economic Development Cabinet.

THE EMERGING TECHNOLOGY FUND, recently established by the Commonwealth, is a credit enhancement program that provides another source of financing guarantees. The Fund, which is administered by the Massachusetts Government Land Bank, provides guarantees of lease payments or debt service to qualified firms building specialized facilities for biotechnology, advanced materials, or environmental technology. The BRA will assist businesses to make full use of this Fund. State and municipal resources could be leveraged together by, for example, matching each dollar guarantee from the Emerging Technology Fund with a dollar from a Section 108 guarantee, thereby leveraging both city and state resources.

Federal programs the City of Boston will make application to in preparing EOAs include but are not limited to the following:

Small Business Administration (SBA)
Service Corps of Retired Executives (SCORE)/SBA
Small Business Institute (SBI)/SBA
Guaranteed Loan Program/SBA
SBA Surety Bond Guarantee Program/SBA
Section 8a Program/SBA
Youthbuild/SBA

State and quasi-state programs which will also be utilized at a later date include:

Massachusetts Industrial Service Program (MISP)
Re-employment Assistance Program (REAP)
Economic Stabilization Trust Board (EST)
Employment Involvement and Ownership Program
Minority Business Assistance Center
Massachusetts Small Business Development Center (MSBDC)
SOMWBA Certification and Technical Assistance
Small Business Capital Access Fund
Community Development Finance Corporation
Massachusetts Real Estate Fund
Urban Initiative Fund (UIF)
Venture Capital Fund
Minority/Women Contractor Bond Support Program
Community Economic Development Assistance Corporation (CEED)
Massachusetts Housing Finance Agency (MHFA)
Regional Small Business Loan Review Boards
Economic Development Fund
Community Enterprise Economic Development Program (CEED)
Massachusetts Office of Business Development

5. Private Funds

Although not preparing EOA nominations at the present time, the City of Boston will make every effort to utilize all applicable private programs and capital sources, including but not limited to the following:

The BOSTON URBAN BANKERS FORUM (BUBF) provides educational and technical assistance for minorities working in the industry and brings together minority professionals in the financial services industry for the exchange of ideas to help promote career and professional development. BUBF also provides advisory assistance to the business community and assists in educating young people about the range of employment opportunities available in the financial services industry.

The SMALL BUSINESS RESOURCE CENTER (SBRC)/BAY BANK PROGRAM provides a wide range of financial products and services including credit services, deposit accounts, the Bay Bank Business Card, merchant services, investments and cash management services. Debt financing is provided in the form of secured and unsecured loans to small Massachusetts firms for working capital, equipment purchases, and owner occupied businesses. Loans range from $1000 minimum.

The NEW ENGLAND MINORITY PURCHASING COUNCIL, INC (NEMPC) fosters the development and expansion of minority owned businesses. Types of assistance include minority business certification, marketing and sale assistance including the identification of markets and purchasing/contracting opportunities, networking events, information seminars, and publishing a minority business directory.

The MASSACHUSETTS MINORITY ENTERPRISE INVESTMENT CORPORATION (MMEIC) is a private multi-bank holding company that provides loans to minority businesses that show potential for growth, stability, and viability in the marketplace.

The MASSACHUSETTS CAPITAL RESOURCE COMPANY (MCRC) assists in the maintenance and growth of Massachusetts business through the direct investment of long-term debt and equity capital. Types of assistance available consist of senior loans to mature companies, equity capital to young organizations and partnerships with other lenders to revitalize existing business. MCRC provides unsecured loans to small and medium size firms unable to secure comparable financing from other sources. Loans range from $200,000 to $5,000,000.

The COMMONWEALTH ENTERPRISE FUND (CEF) is licensed by the US Small Business Administration to encourage the economic development of minority businesses in the Commonwealth. Debt and equity capital are available to small minority owned businesses and investments range from $100,000 to $300,000.

6. Local Business Support for ETA Designation

List of support letters:

Davis Woo - Chinatown
Bethany Kendall - Downtown Crossing
Paul Feraca - Midtown Cultural District Business and Civic Alliance
Rob Silverman - Emerson College

華埠/南灣社區議會

CHINATOWN/SOUTH COVE NEIGHBORHOOD COUNCIL

SUITE 203
65 HARRISON AVENUE
BOSTON, MASSACHUSETTS 02111
TELEPHONE (617) 426-8858

April 14, 1994

Secretary Gloria Larson
Executive Office of Economic Affairs
One Ashburton Place
Boston, MA 02101

Dear Secretary Larson:

As one of Boston's many diverse neighborhoods, Chinatown shares in the City's struggles to reverse the negative impact of the overpowering recession. Consequently, we urge you to move favorably on the City of Boston's application for designation as an Economic Target Area ("ETA").

Even before 1989 when the economy turned down, Chinatown was already struggling to overcome the effects of urban blight and neglect caused by the proximity of the Combat Zone and highway and institutional encroachment. A stimulus is needed to help accelerate the recovery process. Your designation of the City of Boston's application for an ETA will ensure success for the partnership between the Chinatown neighborhood and the City.

Thank you for your attention to our appeal. We hope you will join our struggle with your approval.

Sincerely,

Davis Woo

Davis Woo
Executive Director

DOWNTOWN CROSSING ASSOCIATION

Bethany B. Kendall
President

April 14, 1994

Gloria Larson, Secretary
Executive Office of Economic Affairs
Commonwealth of Massachusetts
One Ashburton Place
Boston, MA 02101

Dear Secretary Larson:

I am writing on behalf of the Downtown Crossing Association, an organization representing more than 200 businesses generally located in Boston's central business district and dedicated to the civic, economic and cultural development of the downtown area. The purpose of my letter is to express our support for the City of Boston's application for designation as an Economic Target Area. The benefits derived from the proposed empowerment zone will serve to boost revitalization efforts for downtown Boston. It will allow an important collaboration between the city and state to facilitate the enhancement of properties and the attraction of new businesses to the area through tax incentives. These resources are critical if we are to ensure the future economic health of the city's central business district.

We strongly urge your designation of the City of Boston's application for an Economic Target Area, and thank you for your consideration.

Sincerely,

Bethany B Kendall

Bethany B. Kendall

59 Temple Place Boston, MA 02111 Telephone: (617) 482-2139 Fax: (617) 482-1932

CULTURAL DISTRICT
CIVIC & BUSINESS
ALLIANCE

100 BOYLSTON STREET, SUITE 800, BOSTON, MASSACHUSETTS 02116 617-451-5353 FAX 617 451-5120

April 13, 1994

Gloria Larson
Secretary
Executive Office of Economic Affairs
100 Cambridge Street
Boston, MA 02108

RE: Target Area Designation. The City of Boston.

Dear Secretary Larson,

We beleive the City of Boston should be designated as a target area, because of the great infrastructure that has already been put in place. Because of this existing investment, each current dollar of incentive or tax credit will produce more and quicker job creations.

The amount of tourists spending increases each season, our hotels, restaurant, theater, parking lots, museums and art galleries are supported by these travelers.

As we upgrade the core city with investment, the tourist and travelers dollars automatically will wash over to Cape Cod, Salem and the North Shore.

Our core city revitalized becomes a magnet for company expansion, medical facility, and higher education expansion. Private sector needs help in making a capitol decision to develop or expand the core city. The state will maximize it's job incentive investment dollars by naming Boston a target area.

Sincerely,

Paul A Faraca

Paul Faraca
President
PAF/413-4

cc:Commissioner Michael Hogan

MIDTOWN / PARK PLAZA NEIGHBORHOOD ASSOCIATION • THEATRE DISTRICT PROMOTIONS COMMITTEE

EMERSON
COLLEGE
100 BEACON STREET BOSTON, MA 02116
617 578-8525 Fax 617 578-8511

JACQUELINE W. LIEBERGOTT
PRESIDENT

April 15, 1994

Ms. Gloria Larson
Secretary, Executive Office Economic Affairs
One Ashburton Place
Boston, MA 02101

Dear Secretary Larson:

I am writing to urge your consideration and approval of the application of the City of Boston for it to be designated as an Economic Target Area (ETA).

As you may know, Emerson College has, in recent months, made a strong commitment to the development and revitalization of the Midtown Cultural District of the city. We have purchased and have embarked on a major restoration of the Emerson Majestic Theatre on Tremont Street. We bought and completely rehabilitated the office (and now office/classroom) building at 180 Tremont Street. And most recently, we purchased the historic Little Building at the corner of Tremont and Boylston Streets, and we have begun the process of converting that structure into a residence hall for 750 Emerson College students.

We are proud to be doing our part in bringing new economic life and vitality to that part of our wonderful city, but we know we cannot do it alone. We need creation of a public-private partnership that only the Commonwealth of Massachusetts can bring to the table in the form of an ETA designation for our city.

If Boston succeeds in this type of effort, then certainly Massachusetts can be helped in its ongoing work to attract and retain business and commerce. Please act for approval of the City of Boston's application for ETA designation.

Sincerely,

Jaqueline Liebgott

7. Staff Commitment

Since the election of Mayor Menino, the City of Boston is restructuring its development agencies to increase its effectiveness in attracting, supporting, and managing new investment, to clarify roles, and to reduce duplication. The new economic development agency will consolidate the key tools of land use planning, land assembly and disposition, bonding authority,and the granting of tax predictability.

The City will now expand its ability to promote neighborhood stabilization and investment by having one economic development agency responsible for neighborhood business programs, community development programs, and public infrastructure improvements.

These changes will provide better management and utilization of staff and the City's resources to more effectively turn economic investment opportunities into successful development and jobs. This restructuring will also streamline the development review process and expeditiously move the permitting process to completion.

There are no current plans to create a board of citizens to oversee the implementation of the ETA but the administration's proposed creation of an Economic Development Cabinetwould ensure a thorough review process. Presently, the development review process includes community participation through the Neighborhood Councils and other community advocacy groups.

8. Municipal Services and Infrastructure in Proposed ETA

Municipal service agencies for the City of Boston consist of the Boston Water and Sewer Commission, the Boston Edison Company and the Boston Gas Company. As EOAs are identified, the City will look to the infrastructure needs of such areas and will marshall funding programs that support economic development:

- Massachusetts Public Works Economic Development Grants (PWED).
- U.S. Economic Development Administration Grants (EDA).
- Funds appropriated under the federal Intermodal Surface Transportation Efficiency Act (ISTEA).
- City of Boston Capital Plan.
- Private utility company grants.

Implementation of this strategy is already yielding substantial benefit in leveraging private investment.

At Allston Landing, $2 million of infrastructure investment has stimulated construction of an $85 million biotechnology manufacturing facility for Genzyme Corporation.

At the Charlestown Navy Yard $25 million of public infrastructure investment has already stimulated nearly $500 million of private investment. Recently, the BRA secured a $1 million EDA grant to build a new entrance into the Navy Yard which is being matched with $1.3 million from the City's Capital Plan.

In addition, the BRA will use $500,000 in City Capital funds to design the new Medford Street Bypass Road. This intermodal corridor will be designed to accommodate truck traffic, a rail link from Moran Container Terminal to Fort Devens, and proposed Crosstown transit from Sullivan Station to the Navy Yard.

Along Washington Street in the South End and Roxbury, transit service is planned to replace the Orange Line which was relocated, pending resolution of the choice of service.

Throughout the Downtown Crossing area in the Midtown Cultural District, a $2.3 million public works improvement program will improve the area's appearance with new lighting fixtures, paving materials, street furnishings and trees. These will result in improved pedestrian and vehicular circulation. These capital improvements will play a significant role in the economic revitalization of this area.

Boston's five year $889.4 million capital plan is an investment for the City's future. The plan emphasizes the strategic use of infrastructure to promote economic development and includes comprehensive planning to lay the foundation for future growth. The 1994 Capital Plan also provides a foundation to guide future capital planning and management. Enclosed with the supporting documents is a copy of the five year plan.

9. Permit and Approval Process

The Boston Redevelopment Authority operates in a dual capacity as the city's planning board and redevelopment agency and has direct responsibility for reviewing proposed development projects in the City of Boston. Its statutory authority is set forth in the Massachusetts General Laws, Chapter 121B, section 4 (1957) and Chapter 652, section 12 (1960).

The development review requirements of the BRA are set forth in Article 31 of the Boston Zoning Code which covers projects located in the downtown and Northern Avenue corridor. Development review requirements and procedures for other areas of the City are set forth in the specific article of the Zoning Code which covers that neighborhood.

Article 31 includes the requirement to review five aspects of a proposed project: transportation, environmental impacts, urban design, historic resources, and infrastructure. The process requires the project proponent to submit a Project Notification Form and Draft and Final Project Impact Reports. These are reviewed respectively under a 30-day and two 45-day time periods. If the Reports meet all local requirements, an Adequacy Determination is submitted to the BRA Board of Directors for approval along with any other requests, such as recommendations for zoning variances. If zoning relief is required, a hearing must be held before the Zoning Board of Appeal. If an amendment to the City's Zoning Code is required, a hearing must be held before the Zoning Commission. Upon the approval of the BRA Board and, as necessary, the Zoning Board of Appeal or Zoning Commission and any other agency or board of the City which may have some jurisdiction over the project, the Inspectional Services Department of the City of Boston may issue a permit for the proposed project.

Other Agencies and Boards

Other agencies and boards of the City of Boston may have involvement in the approval process depending on the nature of the project, its design, and its location. For example, the Boston Civic Design Commission advises the BRA on the design of certain large or significant projects. The Boston Parks and Recreation Department must approve any development project within 100 feet of a park. The Boston Landmarks Commission must approve any project that includes the reconstruction, restoration or demolition of a building designated a Landmark. If the project encroaches into the public way or a discontinuance of a public way is required, the Public Improvement Commission must give its approval. Similarly, other municipal agencies or boards may have a role as well. If a permit or approval is required from an agency other than the BRA, the approval process of that agency must be followed. The BRA Project Coordinator makes all attempts to coordinate the obtaining of approvals in a logical and timely manner.

Improvements to the Permit and Approval Process and Other Reforms:
The BRA and the City of Boston are currently undertaking numerous improvements of its development review procedure and other regulatory and organizational reforms in order to streamline the process of development review and in general create a better climate for conducting business.

- Article 80/Streamlined Development Review Process. Boston's development review process is being rewritten. Currently, procedural requirements are found in various sections of the Boston Zoning Code, making it confusing to determine how best to apply for approval of a development project. The new Article 80 will describe in easy to understand terms the process of getting approval for all projects regardless of size or location in the City. In addition, Article 80 will set forth a procedure for the BRA to seek approvals from other relevant City agencies so that all municipal actions are coordinated.

- The Chief Economic Officer. With the election of Mayor Menino, a new cabinet-style government was established. The position of Chief Economic Officer was created to coordinate the city's economic policy and insure that the programs of various agencies all contribute toward the City's overall economic development agenda, whether in the area of planning and zoning, permitting, economic development assistance, capital spending, jobs and community services, or marketing. This will lend clarity to the development process for the business community.

- The Office of Business Services. Newly created at City Hall, the Office of Business Services is a liaison to the business community. When a local business has problem, needs advice or direction, there is now one telephone number in City Hall to call. The Office is customer-drive, responsive and accountable. This Office is "one-stop shop" for government assistance and as such can provide guidance to businesses that may need to seek a permit or approval of a development project.

- Merger of Planning and Economic Development Agencies. One of the more significant of the recent reforms is the merger of two of Boston's largest agencies, the Boston Redevelopment Authority (BRA) and the Economic Development and Industrial Corporation (EDIC). The EDIC is a quasi-public agency whose purpose is to create and retain industrial companies and jobs in Boston's neighborhoods. The merger allows for a much more coordinated use of economic powers and means that in one agency Boston will be able to do land use planning, zoning, and marketing; assemble and dispose of land; negotiate tax agreements that guarantee tax stability for new development; exercise bonding authority, and run job training programs that prepare Boston residents for jobs in every sector of our economy. While all of these tools may not be needed for every project, all will be available so that Boston can respond quickly to the needs of investors and compete effectively.

- Zoning Reforms:

  - Zoning Board of Appeals Reform. Businesses, particularly small proprietorships, are often presented with confusing and time-consuming processes or poorly-presented instructions on how to get permits or appeal a regulation. Boston is currently looking at its Zoning Board of Appeals process with a view toward reforming it so that cases are heard in 60 to 90 days rather than the six to nine months it often takes.

  - Zoning for Economic Development. Boston has nearly completed the redrafting of the City's Zoning Code which had not been updated since 1965. The new zoning identifies Economic Development Areas (EDAs) where the City's intent is to promote growth and diversification and expansion of its economy. This makes clear the City's land use priorities.

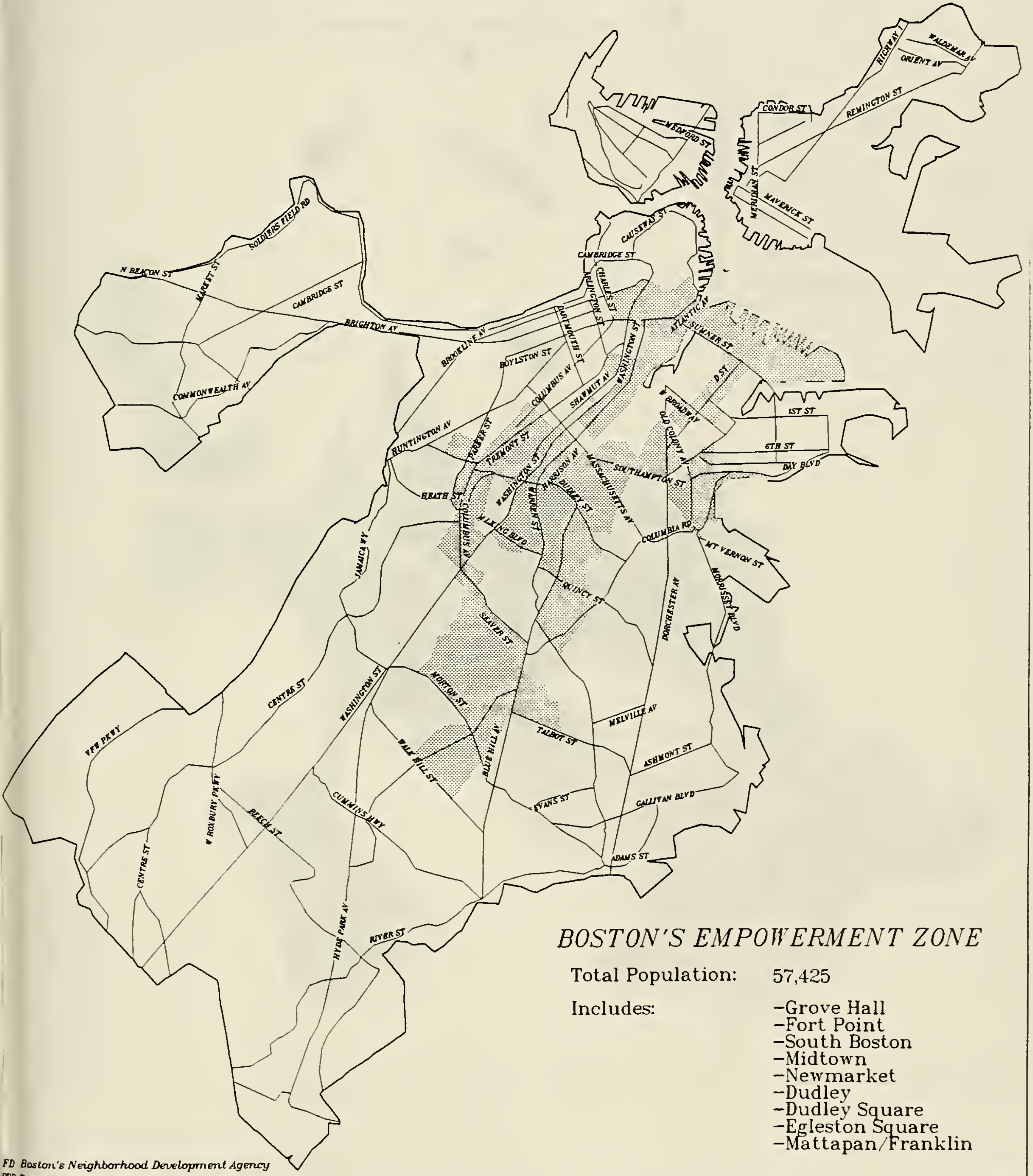
  - State/Local Coordination. Many of the review procedures and areas of study required under local zoning are also required for certain state permits, particularly environmental permits under the Massachusetts Environmental Policy Act (MEPA). Possible coordination between city and state processes should be explored, as was suggested in the state's economic strategy Choosing to Compete.

C-10

Supplemental and Statistical Materials

Table of Contents

1. Map: Proposed Boston Federal Empowerment Zone
2. Map: City of Boston: Percent Unemployment by block group in 1990
3. Map: City of Boston: Median Household Income by Block Group, 1990
4. Poverty and Unemployment Rates
    - A. Description of Tables
    - B. Table: Unemployment Rate
    - C. Table: Poverty Rate
5. Table: City of Boston Employment by Industry, 1982-1992 Table
6. Table: Massachusetts Employment by Industry, 1982-1992 Table
7. Table: City of Boston Employment as a Percent of State Employment by Industry, 1982-1992
8. Chart: Boston Economy Job Base, 1970-1992
9. Chart: Boston Service Sector Economy, 1972-1992
10. Chart: Employment by Major Sector, 1992
11. Chart: Employment by Major Sector, 1970
12. Table: Boston Central Business District: Office Space Survey, Jan., 1994 R.M. Bradley Company
13. The Boston Class A Office Market Year-End Report 1993
14. Massachusetts Alliance for Economic Development, Commercial Site Survey
15. Table: Summary of State Owned Properties in Boston,
16. Boston's Tax Exempt Property on the Rise, July, 1993
17. Boston's Five Year Capital Plan 1994 -1998: Getting The Job Done (Separate)



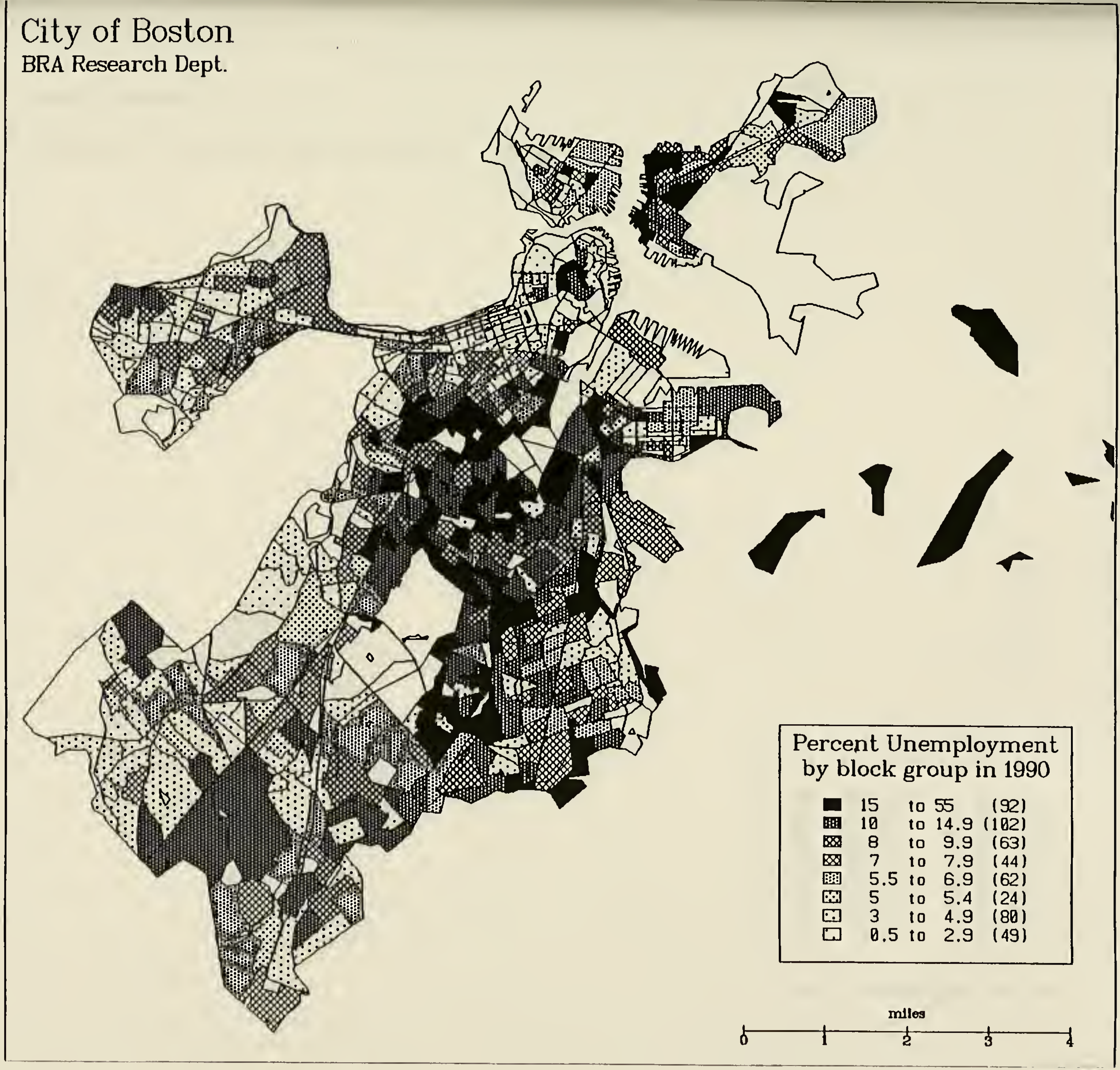
BOSTON'S EMPOWERMENT ZONE

Total Population: 57,425

Includes:
- Grove Hall
- Fort Point
- South Boston
- Midtown
- Newmarket
- Dudley
- Dudley Square
- Egleston Square
- Mattapan/Franklin

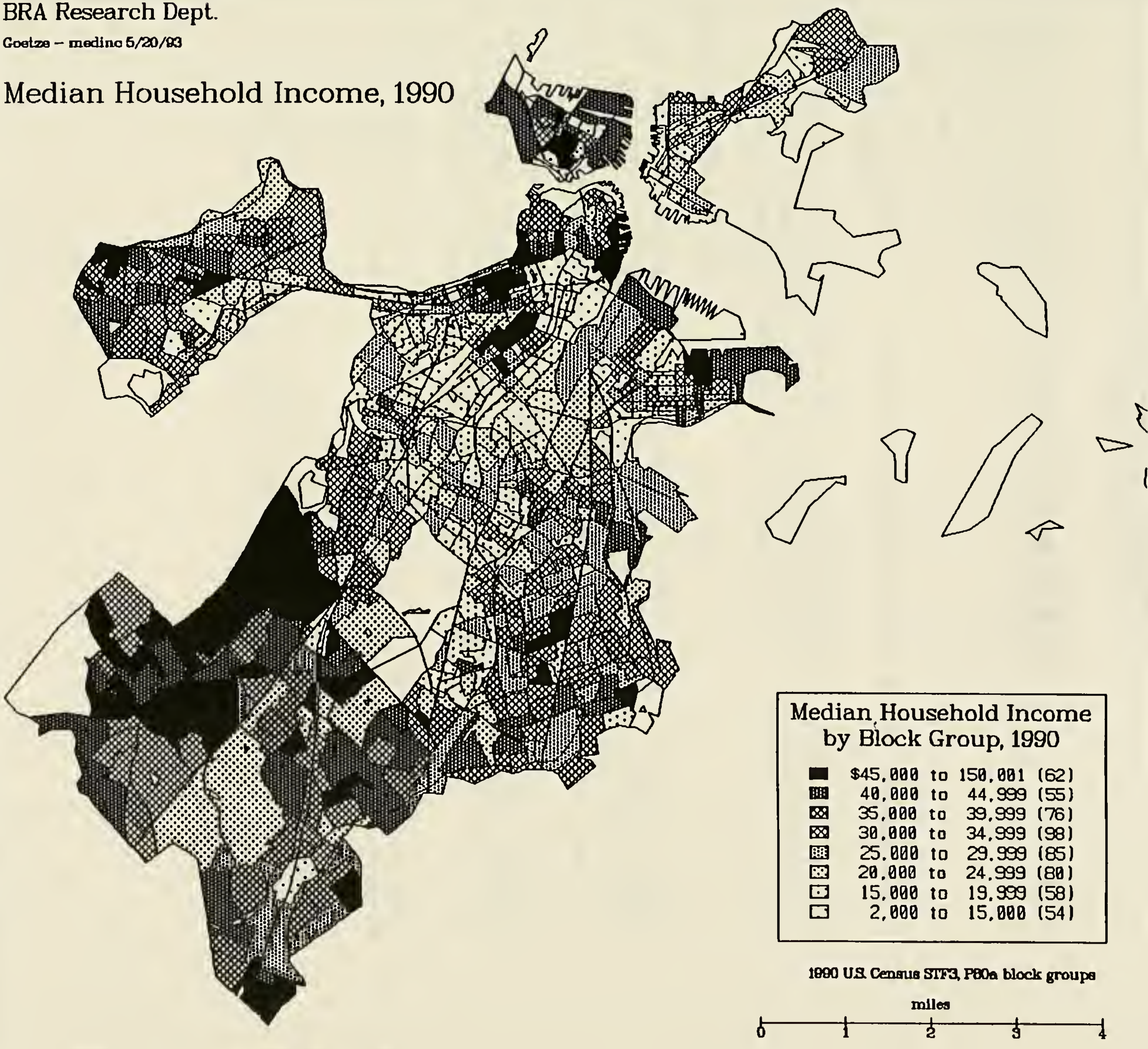
FD Boston's Neighborhood Development Agency
PPD: Research & Development Unit

4/15/94


City of Boston
BRA Research Dept.
Percent Unemployment by block group in 1990
■ 15 to 55 (92)
▦ 10 to 14.9 (102)
▩ 8 to 9.9 (63)
▨ 7 to 7.9 (44)
▦ 5.5 to 6.9 (62)
▦ 5 to 5.4 (24)
⬚ 3 to 4.9 (80)
☐ 0.5 to 2.9 (49)
miles
0
1
2
3
4

City of Boston
BRA Research Dept.
Goetze – medinc 5/20/93

Median Household Income, 1990



1990 U.S. Census STF3, P80a block groups

Poverty and Unemployment Rates
for Boston Census Tracts

Following are two tables: **Poverty Rates** and **Labor Force Status**. Each of the two tables include the following geographies: Massachusetts; City of Boston; 16 census tract districts; and all 169 census tracts.

Poverty Rates Table:

The first column of data is the population for whom poverty status has been determined.

The second column of data is the estimated number of persons in poverty and the third column of data is the poverty rate, which is the number of people in the second column divided by the number in the first column.

Labor Force Status Table:

These data include four sets of numbers. The first set of numbers is the civilian population 16 years old and over. The second set is the number of employed civilians. The third set of figures is the total of unemployed persons. The fourth set of numbers is the persons that are not in the labor force, for example, students or retirees.

The labor force status table also includes three sets of percentages. The first set of percentages is the unemployment rate, which is calculated by dividing the number of unemployed persons by the total in the labor force. The labor force is defined as the total number of the employed and unemployed persons.

The second set of percentages is the employment-population ratio. This is arrived at by dividing the total number of employed persons by the population of 16 years old and over.

The third set of percentages is the labor force participation rate. This rate is computed by dividing the number of persons in the labor force (labor force is the sum of the employed and unemployed persons) by the population 16 years old and over.

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unem-ployed	Out of Labor Force	Unem-ploy-ment Rate	Employ ment Pop. Ratio	Labor Force Part. Rate
Massachusetts	4,793,859	3,027,950	218,000	1,547,909	6.7	63.2	67.7
City of Boston	475,110	288,704	26,293	160,113	8.3	60.8	66.3
East Boston	27,074	14,814	1,795	10,465	10.8	54.7	61.3
501	3,211	1,483	305	1,423	17.1	46.2	55.7
502	3,232	1,842	234	1,156	11.3	57	64.2
503	1,398	530	157	711	22.9	37.9	49.1
504	1,736	1,001	102	633	9.2	57.7	63.5
505	1,382	902	105	375	10.4	65.3	72.9
506	1,327	726	78	523	9.7	54.7	60.6
507	964	429	81	454	15.9	44.5	52.9
508	1,573	799	167	607	17.3	50.8	61.4
509	2,601	1,634	163	804	9.1	62.8	69.1
510	3,303	1,889	88	1,326	4.5	57.2	59.9
511	4,305	2,396	202	1,707	7.8	55.7	60.3
512	2,042	1,183	113	746	8.7	57.9	63.5
Charlestown	12,385	8,379	614	3,392	6.8	67.7	72.6
401	1,722	1,295	58	369	4.3	75.2	78.6
402	1,132	532	159	441	23	47	61
403	2,172	1,468	129	575	8.1	67.6	73.5
404	1,726	1,098	83	545	7	63.6	68.4
405	1,265	981	77	207	7.3	77.5	83.6
406	314	220	0	94	0	70.1	70.1
407	1,634	1,229	0	405	0	75.2	75.2
408	2,420	1,556	108	756	6.5	64.3	68.8
408.99	0	0	0	0	0	0	0
South Boston	24,533	13,926	1,428	9,179	9.3	56.8	62.6
601	2,774	1,642	142	990	8	59.2	64.3
602	1,822	1,164	66	592	5.4	63.9	67.5
603	2,742	1,681	111	950	6.2	61.3	65.4
604	4,291	2,410	144	1,737	5.6	56.2	59.5
605	3,030	1,864	254	912	12	61.5	69.9

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unemployed	Out of Labor Force	Unemployment Rate	Employment Pop. Ratio	Labor Force Part. Rate
605.99	14	14	0	0	0	100	100
606	879	578	63	238	9.8	65.8	72.9
606.99	12	12	0	0	0	100	100
607	974	354	95	525	21.2	36.3	46.1
608	936	459	103	374	18.3	49	60
609	1,754	1,219	97	438	7.4	69.5	75
610	2,013	766	155	1,092	16.8	38.1	45.8
611	1,522	569	106	847	15.7	37.4	44.3
612	669	408	23	238	5.3	61	64.4
613	579	324	56	199	14.7	56	65.6
614	522	462	13	47	2.7	88.5	91
Central	20,105	12,680	735	6,690	5.5	63.1	66.7
203	4,663	3,057	116	1,490	3.7	65.6	68
301	1,883	1,304	67	512	4.9	69.3	72.8
302	1,498	935	107	456	10.3	62.4	69.6
303	3,476	2,140	172	1,164	7.4	61.6	66.5
304	2,306	1,763	68	475	3.7	76.5	79.4
305	1,908	1,397	58	453	4	73.2	76.3
305.99	0	0	0	0	0	0	0
701	1,812	951	40	821	4	52.5	54.7
702	2,559	1,133	107	1,319	8.6	44.3	48.5
Backbay/ Beacon Hill	23,706	17,035	720	5,951	4.1	71.9	74.9
105	2,921	1,726	89	1,106	4.9	59.1	62.1
106	1,954	1,142	71	741	5.9	58.4	62.1
107	5,089	3,764	84	1,241	2.2	74	75.6
108	6,231	4,675	199	1,357	4.1	75	78.2
201	4,241	3,062	148	1,031	4.6	72.2	75.7
202	3,270	2,666	129	475	4.6	81.5	85.5
South End	26,566	17,164	1,727	7,675	9.1	64.6	71.1
703	3,324	2,411	164	749	6.4	72.5	77.5
704	1,318	644	81	593	11.2	48.9	55
705	4,965	3,259	331	1,375	9.2	65.6	72.3

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unemployed	Out of Labor Force	Unemployment Rate	Employment Pop. Ratio	Labor Force Part. Rate
706	2,171	1,898	54	219	2.8	87.4	89.9
707	1,817	1,350	95	372	6.6	74.3	79.5
708	2,877	2,131	122	624	5.4	74.1	78.3
709	2,471	1,718	202	551	10.5	69.5	77.7
710	1,850	1,414	84	352	5.6	76.4	81
711	595	256	19	320	6.9	43	46.2
712	1,188	431	111	646	20.5	36.3	45.6
805	3,189	1,368	345	1,476	20.1	42.9	53.7
806	801	284	119	398	29.5	35.5	50.3
Fenway/ Kenmore	32,330	18,682	1,280	12,368	6.4	57.8	61.7
101.01	5,301	3,053	174	2,074	5.4	57.6	60.9
101.02	3,700	1,811	78	1,811	4.1	48.9	51.1
102	7,921	5,352	344	2,225	6	67.6	71.9
103	3,472	1,813	225	1,434	11	52.2	58.7
104	11,936	6,653	459	4,824	6.5	55.7	59.6
Allston/Brighton	64,004	41,676	2,658	19,670	6	65.1	69.3
1	3,329	2,319	194	816	7.7	69.7	75.5
2.01	3,286	2,388	160	738	6.3	72.7	77.5
2.02	3,268	2,240	71	957	3.1	68.5	70.7
3	5,490	3,834	200	1,456	5	69.8	73.5
4	8,367	5,069	354	2,944	6.5	60.6	64.8
5	12,052	8,033	341	3,678	4.1	66.7	69.5
6.01	3,178	2,358	104	716	4.2	74.2	77.5
6.02	3,889	2,375	154	1,360	6.1	61.1	65
7.01	4,341	2,845	272	1,224	8.7	65.5	71.8
7.02	6,856	4,665	412	1,779	8.1	68	74.1
8	9,948	5,550	396	4,002	6.7	55.8	59.8
Jamaica Plain	33,824	21,354	1,879	10,591	8.1	63.1	68.7
808	1,800	647	167	986	20.5	35.9	45.2
809	2,876	1,934	189	753	8.9	67.2	73.8
810	4,053	2,284	287	1,482	11.2	56.4	63.4
811	3,173		96	1,348	5.3	54.5	57.5

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unem- ployed	Out of Labor Force	Unem- ploy- ment Rate	Employ ment Pop. Ratio	Labor Force Part. Rate
812	2,310	1,221	291	798	19.2	52.9	65.5
1201	5,764	3,969	145	1,650	3.5	68.9	71.4
1202	3,121	2,205	181	735	7.6	70.7	76.4
1204	4,969	3,345	278	1,346	7.7	67.3	72.9
1205	1,782	1,080	79	623	6.8	60.6	65
1206	2,032	1,644	73	315	4.3	80.9	84.5
1207	1,944	1,296	93	555	6.7	66.7	71.5
Roxbury	42,153	21,418	3,811	16,924	15.1	50.8	59.9
801	208	71	28	109	28.3	34.1	47.6
802	1,122	552	99	471	15.2	49.2	58
803	1,718	598	74	1,046	11	34.8	39.1
804	927	319	136	472	29.9	34.4	49.1
807	449	162	59	228	26.7	36.1	49.2
813	3,204	1,321	247	1,636	15.8	41.2	48.9
814	1,301	810	98	393	10.8	62.3	69.8
815	1,791	926	160	705	14.7	51.7	60.6
816	523	328	53	142	13.9	62.7	72.8
817	2,828	1,390	223	1,215	13.8	49.2	57
818	2,277	1,106	289	882	20.7	48.6	61.3
819	2,366	1,511	176	679	10.4	63.9	71.3
820	2,500	1,133	158	1,209	12.2	45.3	51.6
821	3,421	1,512	342	1,567	18.4	44.2	54.2
901	3,164	1,747	304	1,113	14.8	55.2	64.8
902	1,360	711	165	484	18.8	52.3	64.4
903	1,986	1,108	131	747	10.6	55.8	62.4
904	920	438	65	417	12.9	47.6	54.7
905	905	423	131	351	23.6	46.7	61.2
906	1,392	698	158	536	18.5	50.1	61.5
924	3,987	2,204	384	1,399	14.8	55.3	64.9
1203	3,804	2,350	331	1,123	12.3	61.8	70.5
N. Dorchester	20,196	11,398	1,163	7,635	9.3	56.4	62.2
907	2,598	1,360	211	1,027	13.4	52.3	60.5
908	906	550	60	296	9.8	60.7	67.3

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unemployed	Out of Labor Force	Unemployment Rate	Employment Pop. Ratio	Labor Force Part. Rate
909	1,768	1,080	89	599	7.6	61.1	66.1
910	2,172	1,247	115	810	8.4	57.4	62.7
911	3,728	2,266	175	1,287	7.2	60.8	65.5
912	2,463	1,428	155	880	9.8	58	64.3
913	1,696	828	67	801	7.5	48.8	52.8
914	1,680	927	109	644	10.5	55.2	61.7
915	3,185	1,712	182	1,291	9.6	53.8	59.5
S. Dorchester	45,322	27,537	3,146	14,639	10.3	60.8	67.7
916	2,114	1,278	149	687	10.4	60.5	67.5
917	2,253	1,387	204	662	12.8	61.6	70.6
918	2,268	1,372	164	732	10.7	60.5	67.7
919	2,994	1,538	428	1,028	21.8	51.4	65.7
920	3,499	2,045	269	1,185	11.6	58.4	66.1
921	4,638	2,904	192	1,542	6.2	62.6	66.8
922	2,512	1,702	134	676	7.3	67.8	73.1
923	2,389	1,343	227	819	14.5	56.2	65.7
1004	3,851	2,583	239	1,029	8.5	67.1	73.3
1005	4,528	2,955	306	1,267	9.4	65.3	72
1006.01	4,112	2,548	249	1,315	8.9	62	68
1006.02	1,755	993	108	654	9.8	56.6	62.7
1007	3,899	2,164	202	1,533	8.5	55.5	60.7
1008	4,510	2,725	275	1,510	9.2	60.4	66.5
Mattapan/ Franklin	25,861	15,578	2,121	8,162	12	60.2	68.4
1001	3,128	1,504	263	1,361	14.9	48.1	56.5
1002	1,857	947	245	665	20.6	51	64.2
1003	2,694	1,536	451	707	22.7	57	73.8
1009	3,263	2,133	233	897	9.8	65.4	72.5
1010.01	4,595	3,132	258	1,205	7.6	68.2	73.8
1010.02	4,107	2,632	247	1,228	8.6	64.1	70.1
1011.01	2,475	1,470	196	809	11.8	59.4	67.3
1011.02	3,381	2,206	219	956	9	65.2	71.7
1101.01	361	18	9	334	33.3	5	7.5

City of Boston: Labor Force Status of the Civilian Population (16 Years & Over) at the Time of the 1990 Census

Planning Area Census Tract	Total Civilian Population 16 and Over	Employed	Unemployed	Out of Labor Force	Unemployment Rate	Employ ment Pop. Ratio	Labor Force Part. Rate
Roslindale	24,393	15,428	967	7,998	5.9	63.2	67.2
1101.02	4,298	2,535	233	1,530	8.4	59	64.4
1102	1,376	763	65	548	7.9	55.5	60.2
1103	1,813	1,266	16	531	1.2	69.8	70.7
1104.01	2,686	1,800	163	723	8.3	67	73.1
1104.02	3,416	2,249	166	1,001	6.9	65.8	70.7
1105.01	2,841	1,999	33	809	1.6	70.4	71.5
1105.02	3,140	2,026	105	1,009	4.9	64.5	67.9
1106.02	4,823	2,790	186	1,847	6.2	57.8	61.7
West Roxbury	25,503	15,493	958	9,052	5.8	60.7	64.5
1106.01	2,194	1,229	28	937	2.2	56	57.3
1301	5,223	3,177	179	1,867	5.3	60.8	64.3
1302	4,157	2,779	142	1,236	4.9	66.9	70.3
1303	3,869	2,525	146	1,198	5.5	65.3	69
1304.01	5,852	3,182	324	2,346	9.2	54.4	59.9
1304.02	4,208	2,601	139	1,468	5.1	61.8	65.1
Hyde Park	25,850	16,066	1,225	8,559	7.1	62.2	66.9
1401.01	6,255	3,818	268	2,169	6.6	61	65.3
1401.02	3,199	2,125	140	934	6.2	66.4	70.8
1402	6,131	3,789	248	2,094	6.1	61.8	65.8
1403	4,268	2,360	215	1,693	8.3	55.3	60.3
1404	5,997	3,974	354	1,669	8.2	66.3	72.2

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
Massachusetts	5,812,415	519,339	8.9
Boston city	545,764	102,092	18.7
East Boston	32,686	6,313	19.3
501	4,049	1,008	24.9
502	4,034	752	18.6
503	1,849	802	43.4
504	1,986	360	18.1
505	1,616	160	9.9
506	1,626	336	20.7
507	1,143	295	25.8
508	1,899	389	20.5
509	3,167	520	16.4
510	3,940	649	16.5
511	5,021	739	14.7
512	2,356	303	12.9
Charlestown	14,528	1,838	12.7
401	1,851	111	6.0
402	1,486	361	24.3
403	2,655	445	16.8
404	2,114	189	8.9
405	1,386	84	6.1
406	351	37	10.5
407	1,792	44	2.5
408	2,893	567	19.6
408.99	0	0	0.0
South Boston	28,964	5,020	17.3
601	3,081	257	8.3
602	2,179	141	6.5
603	3,206	205	6.4
604	4,695	318	6.8
605	3,541	578	16.3
605.99	19	0	0.0

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
606	1,010	202	20.0
606.99	19	0	0.0
607	1,326	566	42.7
608	1,116	231	20.7
609	2,096	290	13.8
610	2,684	1,142	42.5
611	1,964	702	35.7
612	814	101	12.4
613	647	188	29.1
614	567	99	17.5
Central	20,847	3,462	16.6
203	4,469	559	12.5
301	1,954	187	9.6
302	1,625	260	16.0
303	3,454	446	12.9
304	2,340	236	10.1
305	2,050	235	11.5
305.99	0	0	0.0
701	2,039	707	34.7
702	2,916	832	28.5
Backbay/ Beacon Hill	24,486	4,023	16.4
0105	1,992	241	12.1
0106	2,103	234	11.1
0107	5,393	912	16.9
0108	5,966	971	16.3
0201	5,203	759	14.6
0202	3,829	906	23.7

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
South End	31,212	7,397	23.7
703	3,417	557	16.3
704	1,638	496	30.3
705	5,783	1,175	20.3
706	2,348	107	4.6
707	2,171	258	11.9
708	3,258	474	14.5
709	2,844	572	20.1
710	1,987	429	21.6
711	702	356	50.7
712	1,485	865	58.2
805	4,461	1,574	35.3
806	1,118	534	47.8
Fenway/Kenmore	21,275	7,702	36.2
101.01	2,734	796	29.1
101.02	744	428	57.5
102	7,628	2,682	35.2
103	1,569	514	32.8
104	8,600	3,282	38.2
Allston/Brighton	66,083	13,297	20.1
1	3,841	278	7.2
2.01	3,689	363	9.8
2.02	3,858	555	14.4
3	5,910	517	8.7
4	8,635	1,673	19.4
5	11,715	2,636	22.5
6.01	3,398	431	12.7
6.02	4,463	1,130	25.3
7.01	4,522	1,363	30.1
7.02	7,440	2,415	32.5
8	8,612	1,936	22.5
Jamaica Plain	39,702	7,654	19.3
808	2,938	1,234	42.0

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
809	3,149	789	25.1
810	4,755	1,142	24.0
811	2,744	351	12.8
812	3,368	912	27.1
1201	6,269	783	12.5
1202	3,874	598	15.4
1204	5,523	540	9.8
1205	2,482	708	28.5
1206	2,501	316	12.6
1207	2,099	281	13.4
Roxbury	57,673	17,556	30.4
801	281	71	25.3
802	1,591	493	31.0
803	2,547	1,226	48.1
804	1,461	803	55.0
807	592	175	29.6
813	4,393	1,813	41.3
814	1,796	519	28.9
815	2,160	567	26.2
816	720	137	19.0
817	3,713	917	24.7
818	2,881	647	22.5
819	3,260	640	19.6
820	2,940	725	24.7
821	4,586	1,439	31.4
901	4,315	1,018	23.6
902	2,097	537	25.6
903	2,849	944	33.1
904	1,278	397	31.1
905	1,517	417	27.5
906	2,032	682	33.6
924	5,605	2,037	36.3
1203	5,059	1,352	26.7
N. Dorchester	26,174	5,385	20.6

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
907	3,109	435	14.0
908	1,057	120	11.4
909	2,194	713	32.5
910	2,686	391	14.6
911	4,704	650	13.8
912	3,245	607	18.7
913	2,455	775	31.6
914	2,295	561	24.4
915	4,429	1,133	25.6
S. Dorchester	58,753	8,973	15.3
916	2,877	593	20.6
917	3,166	748	23.6
918	3,452	598	17.3
919	4,092	824	20.1
920	4,894	1,082	22.1
921	5,730	839	14.6
922	3,030	373	12.3
923	3,479	838	24.1
1004	5,214	561	10.8
1005	6,034	1,197	19.8
1006.01	5,127	371	7.2
1006.02	1,814	171	9.4
1007	4,637	354	7.6
1008	5,207	424	8.1
Mattapan/Franklin	34,184	7,572	22.2
1001	4,561	1,497	32.8
1002	2,711	1,161	42.8
1003	3,617	707	19.5
1009	3,936	284	7.2
1010.01	6,000	773	12.9
1010.02	5,164	976	18.9
1011.01	3,374	956	28.3
1011.02	4,720	1,151	24.4
1101.01	101	67	66.3

City of Boston: Poverty Rates Among All Persons for Whom Poverty Status Was Determined, 1989

Planning District Census Tract	Total Persons	Number In Poverty	Poverty Rate
Roslindale	29,416	3,175	10.8
1101.02	5,566	1,206	21.7
1102	1,731	265	15.3
1103	2,265	130	5.7
1104.01	3,542	413	11.7
1104.02	4,148	245	5.9
1105.01	3,409	208	6.1
1105.02	3,783	394	10.4
1106.02	4,972	314	6.3
West Roxbury	29,123	1,437	4.9
1106.01	2,360	97	4.1
1301	5,700	192	3.4
1302	4,860	121	2.5
1303	4,647	191	4.1
1304.01	6,653	435	6.5
1304.02	4,903	401	8.2
Hyde Park	32,189	2,422	7.5
1401.01	8,037	621	7.7
1401.02	4,030	242	6.0
1402	7,216	532	7.4
1403	5,321	621	11.7
1404	7,585	406	5.4

City of Boston Employment by Industry, 1982-1992

												Annual Changes				Long-Term Changes	
Industry (SIC)	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1991-92	1990-91	1989-90	1988-89	1988-92	1982-92
Agri /Mining (1-14)	1,187	1,257	1,321	1,301	1,304	1,351	1,412	1,295	1,247	1,214	1,178	-36	-33	-48	-117	-234	-9
Construction (15-17)	12,324	12,221	13,257	13,759	14,728	15,815	16,045	15,382	13,054	10,862	10,114	-748	-2,192	-2,329	-662	-5,931	-2,210
Manufacturing (20-39)	50,353	47,642	47,630	42,824	39,668	37,636	34,743	33,223	32,084	30,068	27,936	-2,132	-2,016	-1,140	-1,519	-6,807	-22,417
Trans/Comm./Pub. Util (40-49)	37,857	38,560	40,422	38,197	36,293	36,555	37,553	35,424	36,063	33,599	35,119	1,520	-2,464	639	-2,129	-2,434	-2,738
Wholesale Trade (50-51)	26,386	27,179	28,904	25,580	26,359	25,744	23,485	22,224	19,648	17,160	16,189	-971	-2,488	-2,576	-1,261	-7,296	-10,196
Retail Trade (52-59)	59,291	60,977	65,677	64,987	65,365	64,058	62,878	63,369	61,684	56,684	56,153	-531	-5,000	-1,685	491	-6,725	-3,138
Finance/Ins./R. E. (60-67)	81,368	81,791	84,406	87,477	91,302	96,197	96,695	90,226	87,091	83,261	81,308	-1,952	-3,830	-3,135	-6,468	-15,386	-60
Banking(60,61)	23,802	24,401	25,080	26,708	28,254	27,620	27,939	26,237	22,916	20,501	21,116	615	-2,415	-3,321	-1,702	-6,823	-2,686
Securities (62)	9,708	10,311	11,455	12,303	14,648	18,900	19,687	20,242	21,504	22,569	23,518	949	1,065	1,262	556	3,832	13,811
Insurance (63,64)	36,392	35,556	35,114	34,689	33,753	32,789	31,394	29,710	29,282	27,866	25,188	-2,678	-1,416	-429	-1,684	-6,206	-11,204
R. E. /Other(65,66,67)	11,467	11,523	12,757	13,777	14,646	16,889	17,675	14,036	13,389	12,325	11,486	-839	-1,064	-648	-3,638	-6,188	19
Services (70-89)	212,876	220,322	233,128	238,834	246,229	252,680	259,575	258,257	253,741	243,616	248,097	4,482	-10,126	-4,516	-1,318	-11,478	35,222
Hotel (70)	7,878	8,922	9,814	10,835	10,930	11,802	12,270	13,015	13,025	11,960	11,777	-182	-1,065	9	746	-492	3,899
Health (80)	66,333	67,076	69,756	69,640	71,143	72,332	74,343	74,985	76,179	80,125	84,046	3,921	3,946	1,194	642	9,703	17,713
Educational (82)	26,728	28,172	29,003	29,288	29,422	29,500	30,237	30,170	30,457	28,067	27,836	-231	-2,390	287	-67	-2,401	1,108
Cultural (78,79,84)	5,831	6,321	6,512	6,634	7,672	7,737	9,375	10,634	9,357	8,332	9,021	689	-1,025	-1,277	1,259	-354	3,190
Social/Non-Profit (83,86)	20,172	20,546	22,021	21,647	22,054	21,463	22,636	22,742	23,104	21,759	22,300	541	-1,345	362	106	-336	2,128
Professional (73,81,87,89)	74,960	77,923	83,643	87,880	92,077	97,065	97,935	94,204	90,275	83,114	83,145	32	-7,162	-3,929	-3,730	-14,789	8,185
Personal(72,75,76,88)	10,973	11,362	12,379	12,909	12,931	12,781	12,779	12,506	11,344	10,259	9,971	-288	-1,085	-1,163	-273	-2,808	-1,002
Government (90+)	89,370	92,199	92,944	97,169	100,102	104,170	107,611	106,250	105,041	98,231	94,240	-3,991	-6,811	-1,208	-1,361	-13,371	4,869
Total	571,013	582,149	607,688	610,128	621,350	634,205	639,996	625,651	609,653	574,693	570,334	-4,359	-34,959	-15,999	-14,345	-69,662	-679

Source: 1982-1991 figures are mathematically derived from U.S. Bureau of Economic Analysis Series for Suffolk County ("BEA Series, May 1993, Revised") pro-rated to Boston geography. 1992 data are based on Massachusetts Department of Employment and Training (this series represents payroll jobs covered by the unemployment security system). These Boston employment data are used to derive an equivalent 1992 BEA series (for all jobs, full and part-time). Due to use of pro-rating factors,minor discrepancies of 1 to 3 between totals and employment categories may result in the numbers.

Massachusetts Employment by Industry, 1982-1992

												Annual Changes				Long-Term Changes	
Industry (SIC)	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1991-92	1990-91	1989-90	1988-89	1988-92	1982-92
Agri./Mining (1-14)	24,182	25,658	28,045	30,741	32,938	36,453	37,371	34,722	34,110	33,333	32,909	-424	-777	-612	-2,649	-4,462	8,727
Construction (15-17)	117,136	121,060	140,216	156,980	178,875	199,524	211,064	193,827	161,119	138,275	131,586	-6,689	-22,844	-32,708	-17,237	-79,478	14,450
Manufacturing (20-39)	651,468	645,349	686,265	671,408	634,196	613,571	600,289	576,087	535,872	501,383	481,921	-19,462	-34,489	-40,215	-24,202	-118,368	-169,547
Trans/Comm./Pub. Util.(40-49)	130,680	131,739	136,067	138,767	139,612	145,604	150,080	142,960	144,292	138,536	136,120	-2,416	-5,756	1,332	-7,120	-13,960	5,440
Wholesale Trade (50-51)	151,498	157,767	170,397	171,601	179,022	192,878	198,236	202,153	195,101	183,993	182,299	-1,694	-11,108	-7,052	3,917	-15,937	30,801
Retail Trade (52-59)	505,571	528,540	564,332	588,606	603,833	611,535	620,888	625,134	594,149	554,592	551,781	-2,811	-39,557	-30,985	4,246	-69,107	46,210
Finance/Ins./R. E. (60-67)	248,603	248,330	259,448	272,957	296,897	316,994	332,882	324,378	309,853	296,932	291,231	-5,701	-12,921	-14,525	-8,504	-41,651	42,628
Banking(60,61)	62,015	64,158	67,034	70,112	76,637	81,274	82,654	81,489	77,553	70,148	69,177	-971	-7,405	-3,936	-1,165	-13,477	7,162
Securities (62)	12,673	13,411	14,673	15,729	17,021	21,171	22,637	22,852	24,341	25,198	27,272	2,074	857	1,489	215	4,635	14,599
Insurance (63,64)	75,246	75,772	76,716	78,342	81,117	83,988	87,212	86,984	87,139	86,960	83,917	-3,043	-179	155	-228	-3,295	8,671
R. E. /Other(65,66,67)	98,669	94,989	101,025	108,774	122,122	130,561	140,379	133,053	120,820	114,626	110,865	-3,761	-6,194	-12,233	-7,326	-29,514	12,196
Services (70-89)	894,074	933,593	996,267	1,053,382	1,098,132	1,142,657	1,198,251	1,210,814	1,229,580	1,217,789	1,246,764	28,975	-11,791	18,766	12,563	48,513	352,690
Hotel (70)	27,606	28,982	31,891	33,833	35,142	37,150	39,039	40,377	38,455	35,075	34,452	-623	-3,380	-1,922	1,338	-4,587	6,846
Health (80)	250,858	253,214	259,772	267,725	271,213	279,076	287,887	298,804	311,199	317,328	330,670	13,342	6,129	12,395	10,917	42,783	79,812
Educational (82)	110,082	115,597	125,244	128,882	130,166	133,081	136,559	141,241	144,918	145,881	145,875	-6	963	3,677	4,682	9,316	35,793
Cultural (78,79,84)	37,398	39,038	42,357	44,135	45,928	47,864	60,261	64,889	60,543	53,624	55,414	1,790	-6,919	-4,346	4,628	-4,847	18,016
Social/Non-Profit (83,86)	84,733	88,684	90,374	92,330	96,113	102,524	108,715	113,047	114,491	111,743	114,927	3,184	-2,748	1,444	4,332	6,212	30,194
Professional (73,81,87,89)	266,925	286,903	316,856	345,713	373,468	395,986	420,418	414,412	426,045	425,099	437,111	12,012	-946	11,633	-6,006	16,693	170,186
Personal(72,75,76,88)	116,472	121,175	129,773	140,764	146,102	146,976	145,372	138,044	133,929	129,039	128,315	-724	-4,890	-4,115	-7,328	-17,057	11,843
Government (90+)	402,317	407,738	411,346	420,708	431,822	443,472	453,863	450,426	451,689	437,227	427,474	-9,753	-14,462	1,263	-3,437	-26,389	25,157
Total	3,125,529	3,199,774	3,392,383	3,505,150	3,595,327	3,702,688	3,802,924	3,760,501	3,655,765	3,502,060	3,482,085	-19,975	-153,705	-104,736	-42,423	-320,839	356,556

Source: U.S. Bureau of Economic Analysis, SA-25 Total Full-Time and Part-Time Employment by Industry, September 1993.

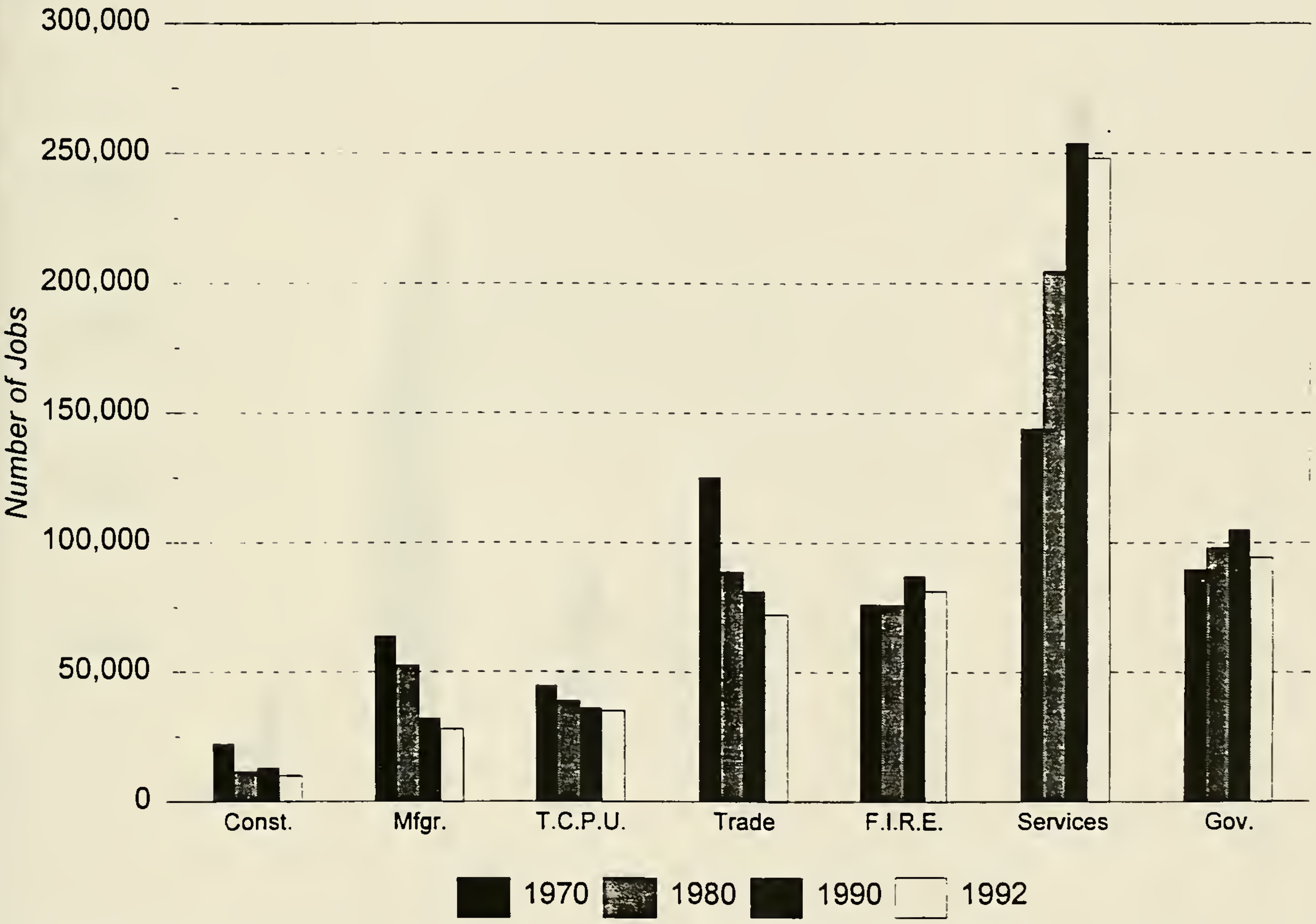
MASS8292.XLS

City of Boston Employment as a Percent of State Employment by Industry, 1982-1992

Industry (SIC)	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992
Agri./Mining (1-14)	4.91%	4.90%	4.71%	4.23%	3.96%	3.71%	3.78%	3.73%	3.65%	3.64%	3.58%
Construction (15-17)	10.52%	10.10%	9.45%	8.76%	8.23%	7.93%	7.60%	7.94%	8.10%	7.86%	7.69%
Manufacturing (20-39)	7.73%	7.38%	6.94%	6.38%	6.25%	6.13%	5.79%	5.77%	5.99%	6.00%	5.80%
Trans/Comm./Pub. Util.(40-49)	28.97%	29.27%	29.71%	27.53%	26.00%	25.11%	25.02%	24.78%	24.99%	24.25%	25.80%
Wholesale Trade (50-51)	17.42%	17.23%	16.96%	14.91%	14.72%	13.35%	11.85%	10.99%	10.07%	9.33%	8.88%
Retail Trade (52-59)	11.73%	11.54%	11.64%	11.04%	10.83%	10.47%	10.13%	10.14%	10.38%	10.22%	10.18%
Finance/Ins./R. E. (60-67)	32.73%	32.94%	32.53%	32.05%	30.75%	30.35%	29.05%	27.82%	28.11%	28.04%	27.92%
Banking(60,61)	38.38%	38.03%	37.41%	38.09%	36.87%	33.98%	33.80%	32.20%	29.55%	29.22%	30.52%
Securities (62)	76.60%	76.88%	78.07%	78.22%	86.06%	89.27%	86.97%	88.58%	88.35%	89.57%	86.24%
Insurance (63,64)	48.36%	46.93%	45.77%	44.28%	41.61%	39.04%	36.00%	34.16%	33.60%	32.04%	30.02%
R. E. /Other(65,66,67)	11.62%	12.13%	12.63%	12.67%	11.99%	12.94%	12.59%	10.55%	11.08%	10.75%	10.36%
Services (70-89)	23.81%	23.60%	23.40%	22.67%	22.42%	22.11%	21.66%	21.33%	20.64%	20.00%	19.90%
Hotel (70)	28.54%	30.78%	30.77%	32.03%	31.10%	31.77%	31.43%	32.23%	33.87%	34.10%	34.18%
Health (80)	26.44%	26.49%	26.85%	26.01%	26.23%	25.92%	25.82%	25.10%	24.48%	25.25%	25.42%
Educational (82)	24.28%	24.37%	23.16%	22.72%	22.60%	22.17%	22.14%	21.36%	21.02%	19.24%	19.08%
Cultural (78,79,84)	15.59%	16.19%	15.37%	15.03%	16.70%	16.16%	15.56%	16.39%	15.46%	15.54%	16.28%
Social/Non-Profit (83,86)	23.81%	23.17%	24.37%	23.45%	22.95%	20.93%	20.82%	20.12%	20.18%	19.47%	19.40%
Professional (73,81,87,89)	28.08%	27.16%	26.40%	25.42%	24.65%	24.51%	23.29%	22.73%	21.19%	19.55%	19.02%
Personal(72,75,76,88)	9.42%	9.38%	9.54%	9.17%	8.85%	8.70%	8.79%	9.06%	8.47%	7.95%	7.77%
Government (90+)	22.21%	22.61%	22.60%	23.10%	23.18%	23.49%	23.71%	23.59%	23.26%	22.47%	22.05%
Total	18.27%	18.19%	17.91%	17.41%	17.28%	17.13%	16.83%	16.64%	16.68%	16.41%	16.38%

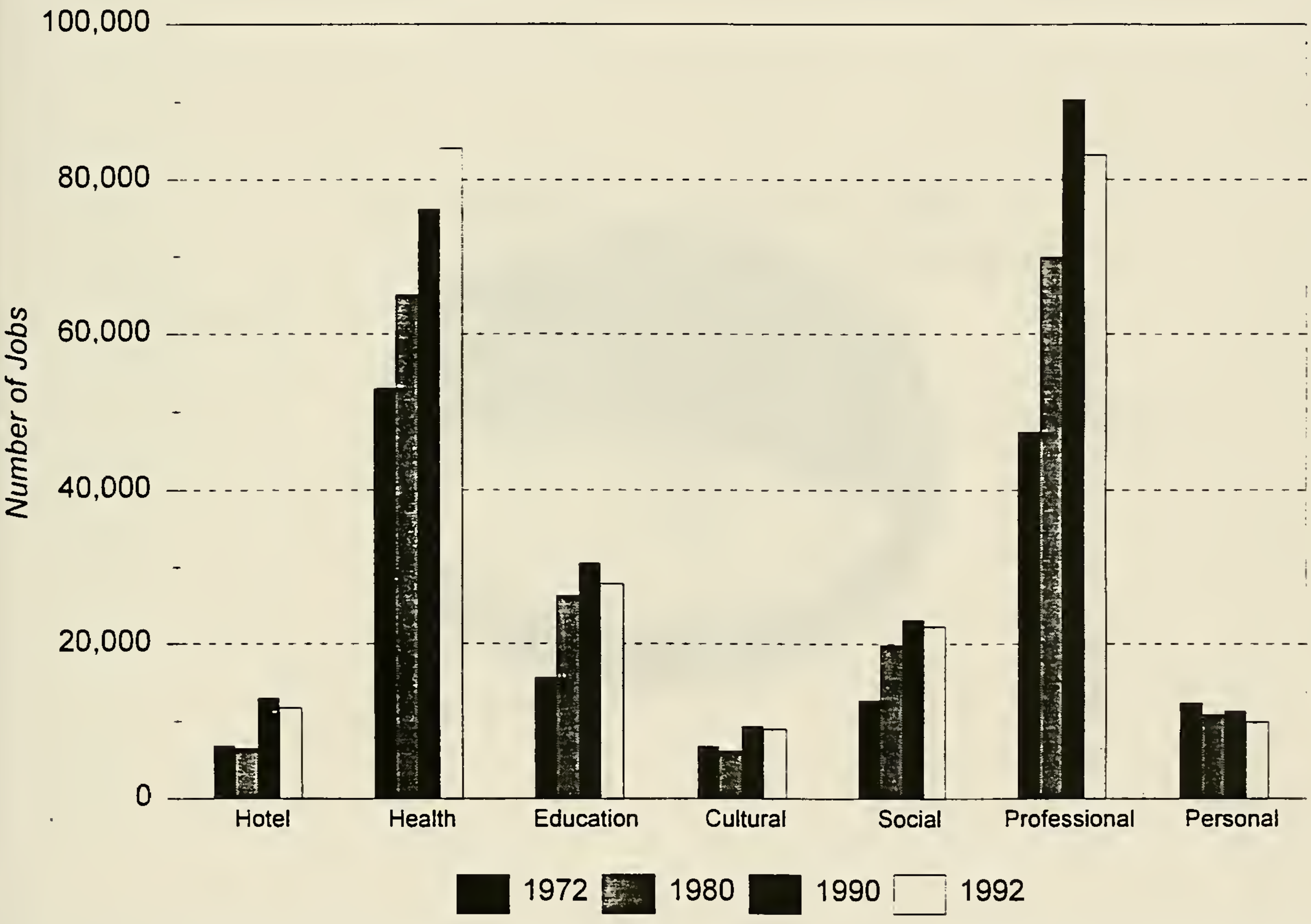
Boston Economy Job Base

1970 - 1992

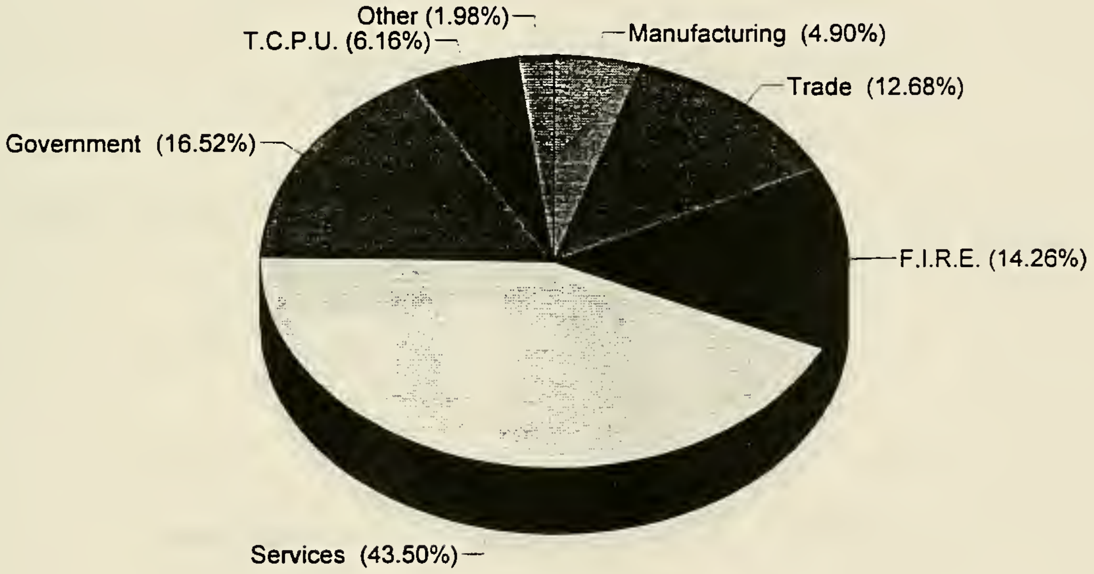


Boston Service Sector Economy

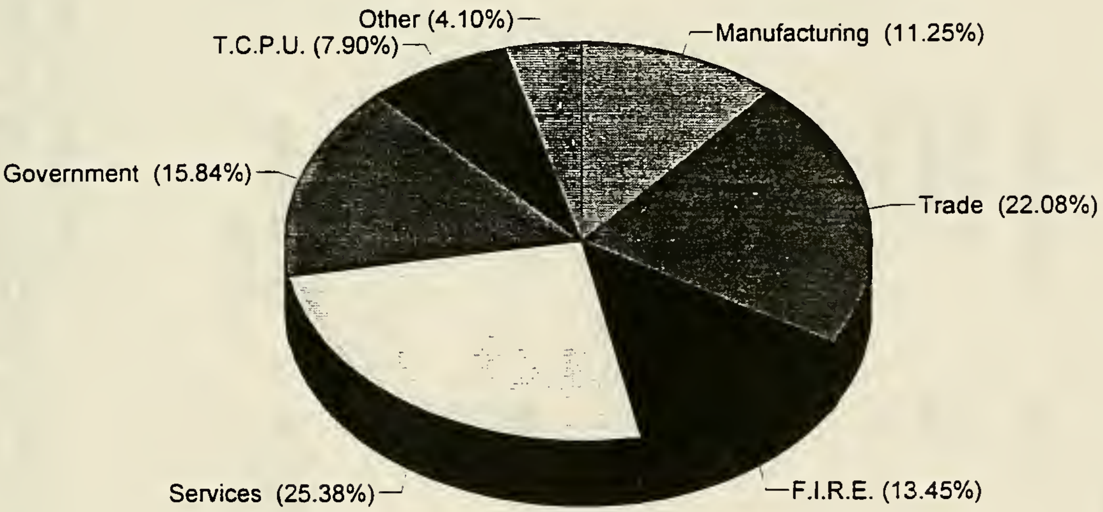
1972 - 1992



Employment by Major Sector, 1992



Employment by Major Sector, 1970



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BOSTON CENTRAL BUSINESS DISTRICT

Office Space Survey – January 1994

	Total # Buildings	Total Square Feet	Available Square Feet (%)	Average Rent/SF
Financial District:				
Class A Buildings	53	24,141,681	3,184,829 (13.19%)*	$25.10
Class B Buildings	103	8,384,921	1,272,486 (15.17%)	$16.50
Class C Buildings	82	4,871,384	1,020,537 (20.94%)	$15.51
Sub–Total:	238	37,397,986	5,477,852 (14.65%)	
Back Bay:				
Class A Buildings	21	7,041,445	1,043,819 (14.82%)	$23.74
Class B Buildings	21	1,684,422	371,209 (22.03%)	$16.99
Class C Buildings	24	3,185,772	272,228 (5.29%)	$15.73
Sub–Total:	66	11,911,639	1,687,256 (10.00%)	
Total:				
Class A Buildings	74	31,183,126	3,942,488 (12.64%)	$25.48
Class B Builidings	124	10,294,343	1,578,802 (15.33%)	$16.59
Class C Buildings	106	8,057,156	1,166,613 (14.47%)	$16.18
TOTAL:	304	49,534,625	6,687,903 (13.50%)	

*Assumes 28 State St. is out of the market until Jan. 1996

R.M. Bradley & Co., Inc.

THE BOSTON
CLASS A OFFICE MARKET
YEAR-END REPORT 1993

BOSTON REDEVELOPMENT AUTHORITY
POLICY DEVELOPMENT & RESEARCH DEPARTMENT

CITY OF BOSTON
THOMAS M. MENINO, *Mayor*
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MARISA LAGO, *Director*
April 1994

Boston's Class A Office Market Stable at Year-End 1993

- The Boston Class A office market at year-end posted a positive 151,811 square feet of absorption. The Financial District absorbed 428,789 square feet.
- Boston's Class A vacancy rate at year-end 1993 rose slightly to 16.1 percent from last years rate of 15 percent.
- Average asking rents in 1993 were up from 1992 with an asking rent of $25.66 dollars per square foot in downtown Boston.
- International Place Phase II was the only addition to the supply in 1993 adding 750,000 square feet to supply in downtown.

The Boston Class A office market at year-end 1993 continued to stabilize. Although the Boston market experienced a slight increase in vacancy rates, rental rates rose slightly and absorption remained positive. Boston posted a positive 151,811 square feet of absorption at year-end 1993.

The good news is that the financial service companies, primarily mutual funds, continue to lease space at a break-neck pace. The Financial District absorbed a substantial 428,789 square feet. All of Boston's major mutual fund companies announced expansions. They include Fidelity Investments, Scudder Stevens & Clark, and Putnam Investments.

Boston's Class A vacancy rate at year-end 1993 rose slightly to 16.1 percent, but it represents the seventh consecutive quarter with rates below the previous year's peak rate of 17.2 percent. The year-end rate was above the first quarter rate of 15.6 percent but well below the first quarter 1992 rate of 17.2 percent.

Average asking rents in downtown Boston increased by 3 percent at mid-year with an asking rent of $25.66 dollars per square foot. The Financial District experienced a 2.3 percent increase with an asking rent of $26.74 dollars per square foot.

During 1993 only one new building was completed in downtown Boston, International Place Phase II. Two leases were announced filling almost half of the building: Scudder, Stevens & Clark and a division of State Street Bank

The Boston Class A Office Market

The Boston Class A Office Market at year-end 1993 was comprised of 144 buildings totaling 36.9 million square feet of office space with a vacancy rate of 16.1 percent.

The Financial District, with 75 percent of the City's class A office space, posted a 16.2 percent vacancy rate.
(See Table 1 and Figure 1).

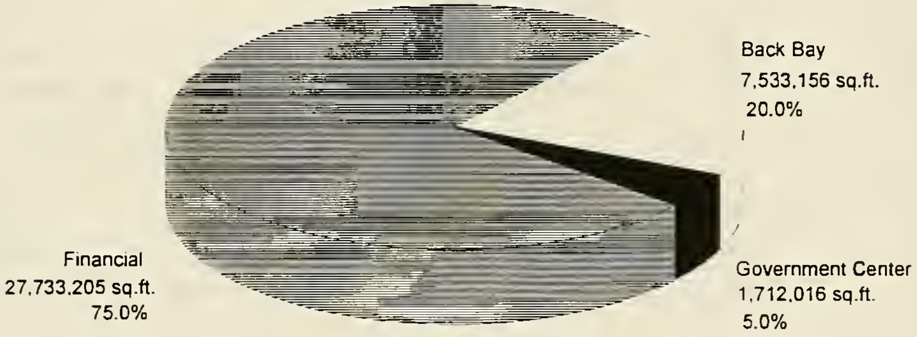
Table 1. Class A Office Vacancy Rates by Market Area, Year-End 1993

Fourth Quarter	Financial District	Back Bay	Government Center	Boston
Vacant square feet of space	4,489,531	1,184,297	269,120	5,942,948
Total square feet of space	27,733,205	7,533,156	1,712,016	36,978,377
Vacancy rate in percent*	16.2	15.7	15.7	16.1
Number of buildings	97	29	18	144
Third Quarter				
Vacant square feet of space	4,597,440	1,086,898	260,742	5,945,080
Total square feet of space	27,733,205	7,533,156	1,712,016	36,978,377
Vacancy rate in percent*	16.6	14.4	15.2	16.1
Number of buildings	97	29	18	144

Note. *Vacancy rate includes sub-lease office space

Source Compiled by Boston Redevelopment Authority, Research Department, using Spaulding and Slye Quarterly Office Market Survey vacancy rates applied to the BRA definition of Class A buildings (see appendix).

Figure 1. Breakdown of Total Office Space, Year-End 1993



Absorption Level

The total 1993 year-to-date absorption was 151,811 square feet. This absorption level is low by historic standards. All the submarkets except the Financial District posted losses for the year. The Financial District posted an exceptional 428,789 square feet of absorption. The financial services industry, principally mutual funds and money management, continue to be the driving force in office space demand. The Back Bay, posting a negative 208,668 square feet, accounted for the bulk of the office space put back on to the market in 1993. I.B.M.'s impending departure from Copley Place added significantly to the Back Bay's drop in demand. Government Center recorded a lackluster negative 68,309 square feet. *(See Table 2).*

Table 2. Supply, Occupancy and Absorption for Class A Office Space in Boston

First Quarter 1993	Total Supply	Occupied Sq.Ft.	Number of Buildings	Estimated Quarterly Absorption
Boston	36,978,377	31,204,508	144	**321,289**
Financial	27,733,205	23,035,200	97	220,790
Back Bay	7,533,156	6,651,777	29	94,164
Government Center	1,712,016	1,517,531	18	6,334
Second Quarter 1993				
Boston	36,978,377	31,054,091	144	**-150,416**
Financial	27,733,205	22,999,147	97	-36,053
Back Bay	7,533,156	6,636,710	29	-15,066
Government Center	1,712,016	1,418,234	18	-99,297
Third Quarter 1993				
Boston	36,978,377	31,023,397	144	**-30,694**
Financial	27,733,205	23,135,040	97	135,893
Back Bay	7,533,156	6,437,082	29	-199,629
Government Center	1,712,016	1,451,276	18	33,042
Fourth Quarter 1993				
Boston	36,978,377	31,035,030	144	**11,633**
Financial	27,733,205	23,243,199	97	108,159
Back Bay	7,533,156	6,348,944	29	-88,138
Government Center	1,712,016	1,442,887	18	-8,389
Total 1993 Year to Date Absorption				
Boston				**151,811**
Financial				428,789
Back Bay				-208,668
Government Center				-68,309

Source: Boston Redevelopment Authority, Research Department, February 1994

Vacancy Rates in Downtown Sub-markets

Two of the three sub-markets had an decrease in the vacancy rate. The Financial District posted a 16.2 percent vacancy rate which was below the mid-year rate of 17.1 percent and above the year-end 1992 rate of 15.7 percent. The rise in vacancy reflects the addition of International Place Phase II and 28 State Street which is completely vacant. If 28 State Street was not included the vacancy rate would be 14.4 percent. The Back Bay rate rose to 15.7 percent from the year-end 1992 rate of 12.9 percent. Government Center posted a 15.7 percent rate, up from the 11.7 percent at the year-end of 1992.

(See Table 3 and Figure 3).

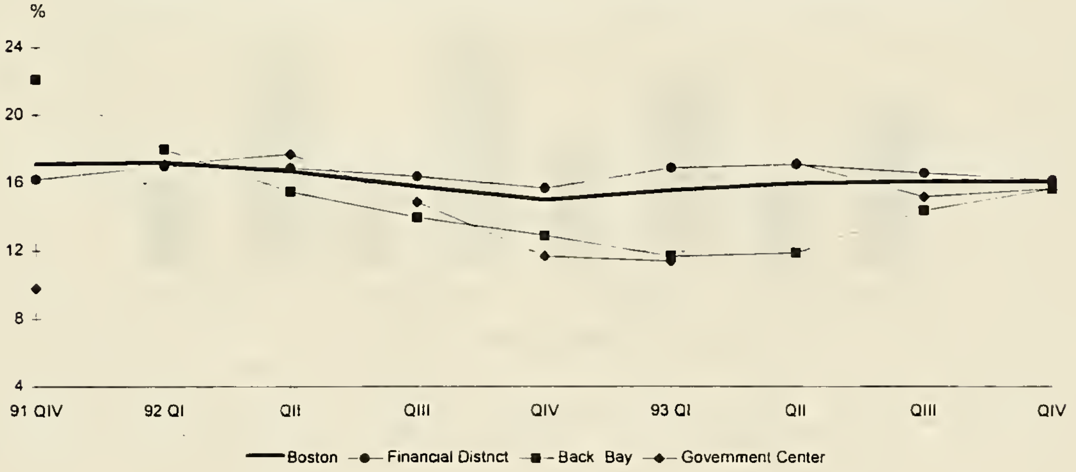
Table 3. Class A Office Vacancy Rates by Quarter,1991, 1992 and 1993

(in percent)

	1991	1992				1993			
District	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Financial District	16.2	17.0	16.9	16.4	15.7	16.9	17.1	16.6	16.2
Back Bay	22.1	18.0	15.5	14.0	12.9	11.7	11.9	14.4	15.7
Government Center	9.8	17.1	17.7	14.9	11.7	11.4	17.2	15.2	15.7
Boston	**17.1**	**17.2**	**16.7**	**15.8**	**15.0**	**15.6**	**16.0**	**16.1**	**16.1**

Source: Compiled by Boston Redevelopment Authority, Research Department, using Spaulding and Slye Quarterly Office Market Survey vacancy rates applied to the BRA definition of Class A buildings (see appendix)

Figure 3. Class A Office Vacancy Rates by Quarter, 1991, 1992 and 1993



Rents Increase in 1993

Average asking rents in downtown Boston began to increase at year-end 1993 from those at year-end 1992. Average asking rents in downtown Boston increased by 3 percent at year-end with an asking rent of $25.66 dollars per square foot while the Financial District experienced a 2.3 percent increase with an asking rent of $26.74 dollars per square foot. The Back Bay stayed unchanged and Government Center posted a small decrease of 3 percent. *(See Table 4 and Figure 4).*

Table 4. Comparative Asking Rents in Downtown Boston, Year End 1992 to Year-End 1993

Market Area	*Weighted Average Asking Rents* Minimum	Maximum	1993	1992	Percent Change 92-93
Boston	$10.00	$36.00	$25.66	$24.93	2.9
Financial District	$11.25	$36.00	$26.74	$26.15	2.3
Back Bay	$14.00	$27.00	$22.10	$22.11	0.0
Government Center	$10.00	$23.00	$18.97	$19.62	-3.3

Source: Compiled by Boston Redevelopment Authority, Research Department. Year-End 1993 weighted averages are based on 113 Class A buildings, as defined by the BRA, that have space available with asking rents as reported in Spaulding and Slye Quarterly Surveys

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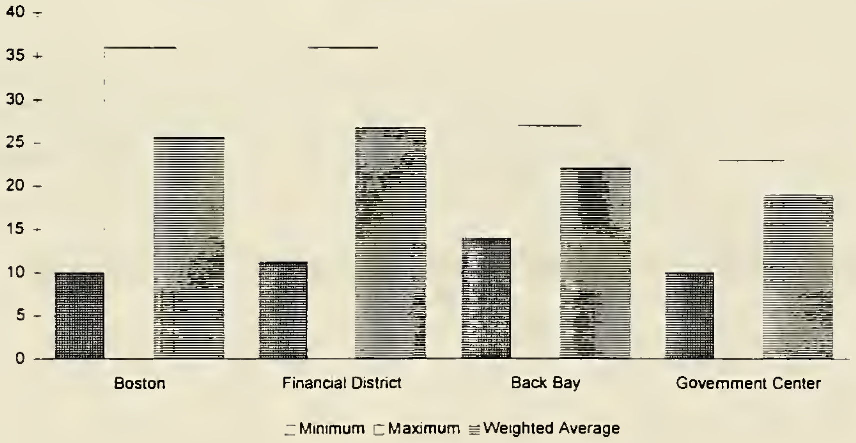
Figure 4. Asking Rents in Downtown Boston, Year-End 1993
(dollars per square foot)



Demand

Even though annual net absorption in 1993, of 151,811 square feet, was low by historic standards it hides the recent strong performance of the Financial District which absorbed over 400,000 square feet. With no new additions to supply expected in the near-term the Boston office market will continue to improve. It would take 3 to 7 years for the vacancy rate to drop to 8 percent if annual absorption were to follow the five and ten year averages of one million and 430,000 square feet, respectively. *(See Table 5 and Figure 5).*

Table 5. Demand and Supply of Class A Office Space, All Districts, 1984-1993

(square feet in thousands)

	Supply		Demand			Vacancy	
Year	Annual Addition	Total Year End	Annual Absorption	Rate at Year End	Total Occupied	Total Year End	Rate at Year End
1984	3,434	25,023	1,393	6.6%	22,421	2,602	10.4%
1985	1,093	26,116	1,136	5.1%	23,557	2,559	9.8%
1986	1,201	27,317	2,203	9.4%	25,760	1,557	5.7%
1987	2,061	29,378	2,090	8.1%	27,850	1,528	5.2%
1988	3,445	32,823	1,034	3.7%	28,884	3,939	12.0%
1989	718	33,541	796	2.8%	29,680	3,861	11.5%
1990	1,875	35,416	583	2.0%	30,263	5,153	14.6%
1991	906	36,322	(163)	(0.5%)	30,100	6,222	17.1%
1992	0	36,322	785	2.6%	30,885	5,437	15.0%
1993 *	657	36,979	152	0.5%	31,036	5,943	16.1%

Average annual net absorption in thousands of square feet

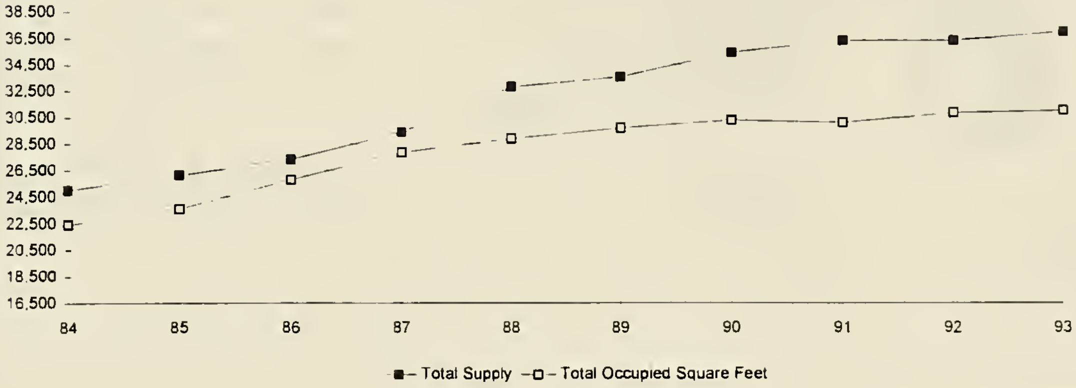
Three year	1991-1993	258
Five year	1989-1993	430
Ten year	1984-1993	1,001

*Note The 1993 annual addition to supply represents International Place Phase II 657,000 represents net leasable square feet. Some realtors may have counted it complete in 1992 ( ) denotes a negative number.

Source: Compiled by Boston Redevelopment Authority, Research Department. For all years, annual and year end supply from BRA inventories. Vacancy and absorption data for 1984 - 1985 based on BOMA Surveys. Data for 1986 - 1993 based on Spaulding and Slye Fourth Quarter Office Market Surveys applied to the BRA definition of Class A buildings (see appendix).

Figure 5. Demand and Supply of Class A Office Space, All Districts, 1984-1993

(square feet in thousands)



APPENDIX

Monitoring the Boston Class A Office Market

This report represents a continuation of quarterly monitoring of Boston's office market by the Boston Redevelopment Authority. The reports have been issued quarterly from the fourth quarter of 1986 through the fourth quarter of 1992 but future reports will be issued twice a year.

The vacancy rate estimates and rental rates reported here are based upon the BRA's definition of Class A office space and geographic breakdown of the office markets within the downtown area. The BRA uses the Spaulding and Slye quarterly office market survey reports to obtain vacancy rate and rental data for individual buildings. These data are then aggregated and averaged.

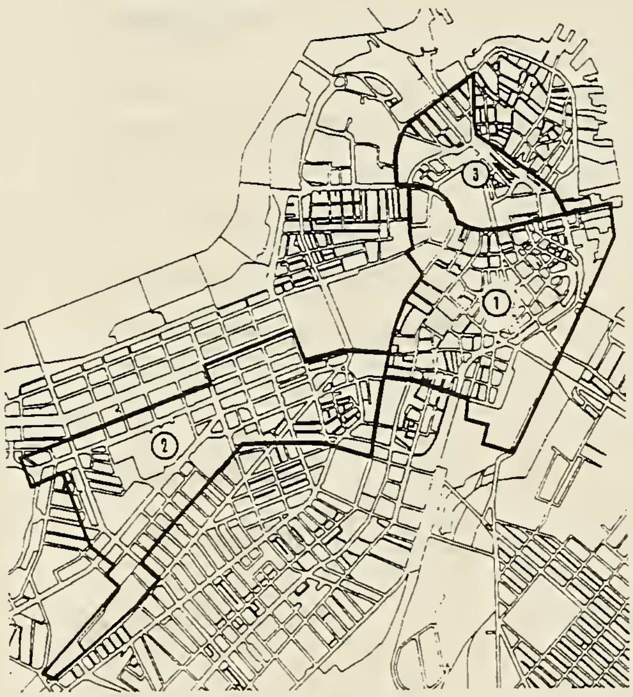
The market for office space in Boston, as elsewhere, is divided into classes according to the quality of space. These distinctions are based on factors such as location and rental rates. The market does recognize, however, that quality and location distinctions exist as indicated by the wide range of rents that tenants are willing to pay for office space. Traditionally, office space is separated into different quality categories (e.g. Class A, Class B and Class C). The analysis presented is for Class A office space because any future addition of office space to the supply will be made up of Class A space.

The BRA defines Class A office space as any office space, built or renovated since 1959, located within the BRA delineated downtown office districts. These include the Financial District, the Back Bay and Government Center. The Financial District is approximately the area bounded by State Street, Tremont Street, Kneeland Street and the Harbor. The Back Bay is bounded by Tremont Street, Huntington Avenue, Massachusetts Avenue and Newbury Street. Government Center is the area north of State Street along Congress and Cambridge Streets to the Charles River. *See map.*

This report was prepared by:

Robert Amatruda, Boston Redevelopment Authority
Policy Development and Research Department.

CLASS A OFFICE MARKETS IN DOWNTOWN BOSTON



1. Financial District
2. Back Bay
3. Government Center

Massachusetts Alliance for Economic Development
800 Boylston Street, Suite 2240, Boston, Massachusetts 02199 • 617.247.7800 • 800.872.8773 • FAX 617.424.3208

Site Data Form

Entered by ____
Entered at ____

Listing Type Available Building ____ Vacant Land ____
Building with Land for Expansion ____
Transaction Type Lease ____ Sale ____ Lease or Sale ____

Property Name ____

Address ____
____

Town ____ State ____ Zip ____

Primary Use
(Check One)

Industrial ____
Research & Development ____
Office ____
Retail ____
Other (specify) ____

Lease Price ____ PSF

Sale Price ____

Secondary Use
(Check One)

Industrial ____
Research & Development ____
Office ____
Retail ____
Other (specify) ____

Lease Type Gross ____ Net ____

Property Taxes ____ PSF

Vacant Land Information

Total Acreage ____
Subdividable to ____ acres
Maximum Buildout ____ SF

Infrastructure Status ____
____
Fully Permitted (Y/N) ____

Building Information

Total Building Size ____
Lot Size ____
Clear Ceiling Height ____
Bay Spacing ____
# of Floors ____
# of Parking Spaces ____
# of Loading Docks ____
Sprinklers (Y/N) ____

Available Space

Total ____ SF
Industrial ____ SF
R & D ____ SF
Office ____ SF
# of Floors ____

Subdividable to ____ SF

Highway and Air Access
(Fill in as relevant)
______ mile(s) to I-______
______ mile(s) to I-______
______ mile(s) to Mass Route ____
On Mass Route ______
______ mile(s) to ______ Airport

Port and Rail Access

On Port (Y/N)______
On Freight Rail (Y/N)______

Public Transportation
Rail (Y/N) ______
Bus (Y/N) ______

Utilities

Electric Provider ______
Electricity ______(Amps) ______(Volts) ______(Phase)

Gas Provider ______
Gas in Road (Y/N) ______ Gas at Building (Y/N)______

Water Provider ______

Sewer Provider ______
Public System (Y/N) ______ On-Site Septic (Y/N)______

Communications Provider New England Telephone
Network Redundancy (Y/N)______ Digital Switching(Y/N)______

Contact Information

Agent

Exclusive Agent (Y/N)______

Agency ______

Contact ______ Title ______

Address ______

Telephone (___)______ Fax # (___) ______

Owner

Company ______

Contact ______ Title ______

Address ______

Telephone (___)______ Fax # (___) ______

Comments ______

______

______

Date Verified ______

Rev. 7/23/93

FOR THE CITY / TOWN OF ALLSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
1256 SOLDIERS FIELD RD		5,300	0	0	0	
1360 SOLDIERS FIELD ROAD		9,000	9,000		9,000	
414 CAMBRIDGE ST	.5	10,000	3,200	0	3,200	
70 BIRMINGHAM PARKWAY		10,000	0	0	0	0
80 ASHFORD ST		15,000	1,933		1,933	
1106 COMMONWEALTH AVE		18,021	18,021	0	18,021	
287 WESTERN AVE	1.1	20,000	20,000	10,000	10,000	
25 TRAVIS ST		31,000	31,000	0	31,000	
20 LINDEN ST		57,900	2,000			2,000
52 EVERETT ST		65,000	20,000		20,000	
90 - 100 WINDOM ST		114,890	3,612			3,612
184-188 EVERETT ST		118,420	53,159		53,159	
119-129 BRAINTREE ST		122,000	5,000		5,000	
115 CAMBRIDGE ST		200,000	200,000	0	200,000	
ALLSTON TOTALS	1.6	796,531	366,925	10,000	351,313	5,612

FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
67 BATTERYMARCH ST						
75 CENTRAL ST			17,000	17,000		
359 BOYLSTON ST			5,740	5,740		
450 HARRISON AVE		0	0			
158 KNEELAND ST		3,600	3,600		3,600	
283 DARTMOUTH ST		5,000	1,000	1,000	0	
350 NEWBURY ST		5,000	3,350	3,350	0	
28 PIEDMONT ST		9,000	9,000		9,000	
115 BROADWAY		9,500	9,500	9,500	0	0

FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
1030 COMMONWEALTH AVE		9,500	3,200	3,200		
478 COMMONWEALTH AVE		10,000	10,000	10,000		
21 MILK ST		10,500	10,500	10,500		
961 COMMONWEALTH AVE	.2	11,000	7,000			
64 BROAD ST		11,010	1,972	1,972		
189 STATE ST		12,000	12,000	12,000	0	0
2 NEWBURY ST		12,000	3,179	3,179	0	0
7-9 HAMILTON PLACE	.1	12,781	12,781	12,781		
274 FRANKLIN ST		15,000	6,226	6,226	0	0
61 BATTERYMARCH ST		15,000	0	0	0	
175 PORTLAND ST		16,000	6,800	6,800	0	0
315 COLUMBUS AVE		16,000	6,500			
120 MILK ST		16,650	16,650	16,650		
20 BEACON ST		21,000	3,922	3,922	0	
65 FRANKLIN ST		21,300	2,800	2,800	0	0
27 STATE ST		21,320	0	0	0	0
1313 BOYLSTON ST		21,680	20,000	20,000		
183 STATE ST		21,700	21,700	15,483	0	0
22 BATTERYMARCH ST		22,445	10,480	10,480	0	0
129 PORTLAND ST		22,500	20,250	20,250	0	0
129 SOUTH ST		23,000	16,936	16,936	0	0
45 FRANKLIN ST		23,500	20,300	20,300	0	0
20 WINTHROP SQ		24,000	0	0	0	0
207 SOUTH ST		24,647	24,647		24,647	
425 BOYLSTON ST		25,000	0	0	0	0
150 LINCOLN ST		25,000	0	0	0	0
160 STATE ST		25,700	0	0	0	0
42 -44 CHAUNCY STREET		26,000	26,000		26,000	
332 CONGRESS ST		27,000	13,833	13,833	0	0
10 WINTHROP SQ		27,110	0	0	0	0
100 STATE ST		27,500	10,000	10,000		
10 SCHOOL ST		27,761	0	0	0	0
1 MILK ST		28,000	11,908	11,908	0	0

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
133 PORTLAND ST		28,000	2,500	2,500	0	0
575 BOYLSTON ST		28,500	4,050	4,050	0	0
33 UNION ST		29,000	5,000	5,000	0	0
867 BOYLSTON ST		29,500	26,169	26,169		
255 SOUTHAMPTON ST	1.1	29,849	29,849	8,800	19,500	
12 POST OFFICE SQ		30,000	5,000	5,000	0	0
7 WINTHROP SQ		30,000	0	0	0	0
85 MERRIMAC ST		30,000	7,900	7,900	0	0
812 HUNTINGTON AVE		30,000	3,000	0	3,000	
280 FRIEND ST		32,000	0	0	0	0
21 FELLOWS ST		32,000	32,000	5,000	27,000	
121 HIGH ST		32,815	10,274	10,274	0	0
100 TOPEKA ST	.6	32,880	32,880		32,880	
140 CUMMINGS ST	1.0	33,000	33,000		33,000	
126 NEWBURY ST		33,637	6,785	6,785	0	0
7 WATER ST		33,952	0	0	0	0
179 SOUTH ST		34,000	2,271	2,271	0	0
2 PARK PLAZA		35,700	2,363	2,363	0	
197 PORTLAND ST		36,000	4,800	4,800	0	0
101 SUMMER ST		36,876	0	0	0	0
330 CONGRESS ST		37,000	0	0	0	0
205 PORTLAND ST		37,500	3,697	3,697	0	0
6 EDGERLY PL		38,000	5,120	5,120	0	
20 ASHBURTON PLACE		38,422	6,000	6,000	0	0
100 N. WASHINGTON ST		38,500	0	0	0	0
585 COMMERCIAL ST		38,723	1,700	1,700	0	0
60 TEMPLE PL		39,500	12,696	12,696	0	0
419 BOYLSTON ST		39,903	7,423	7,423	0	0
607 BOYLSTON ST		40,000	1,500	1,500	0	0
376 BOYLSTON ST		40,000	4,800	4,800	0	
184 HIGH ST		40,285	1,953	1,953	0	
77 SUMMER ST		40,700	27,577	27,577	0	0
25 HUNTINGTON AVE		42,000	42,000	42,000	0	

OFFICE OF BUSINESS SERVICES

SITE INFORMATION

2/15/94

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
38 NEWBURY ST		42,616	4,000	4,000	0	0
137 NEWBURY ST		43,202	15,516	15,516	0	0
131 OLIVER ST		43,461	43,461	43,461	0	0
30 FEDERAL ST		44,000	15,458	15,458	0	0
151 MERRIMAC ST		44,298	10,986	10,986	0	0
225 FRIEND ST		44,964	33,000	33,000	0	0
145 SOUTH ST		45,000	3,500	3,500	0	0
300 MASSACHUSETTS AVE		45,000	5,100	5,100		
66 CANAL ST		45,300	0	0	0	0
320 CONGRESS ST		46,000	0	0	0	0
181 NEWBURY ST		46,220	6,100	6,100		
CITY HALL PLAZA		47,000	11,306	11,306	0	0
817 ALBANY ST	1.3	50,000	50,000	4,000	46,000	
70 LINCOLN ST		50,000	8,333	8,333	0	
55 COURT ST		52,240	0	0	0	0
161 DEVONSHIRE ST		54,500	0	0	0	0
77 FRANKLIN ST		55,000	21,700	21,700	0	0
285 SUMMER ST		55,000	0	0	0	0
70 FEDERAL ST		55,410	20,971	20,971	0	0
5-6 FINANCIAL DISTRICT		56,000	1,447	1,447	0	0
79 MILK ST		57,200	7,840	7,840	0	0
2 CHARLESGATE WEST	.4	58,040	58,040	58,040		
210 LINCOLN ST		58,500	4,570	4,570	0	0
50 FEDERAL ST		58,878	1,300	1,300	0	0
99 BEDFORD ST		59,388	1,700	1,700	0	0
1 BULFINCH PLACE		60,000	32,000	32,000	0	0
111 DEVONSHIRE ST		60,000	22,188	22,188	0	0
25 STUART ST	.2	60,000	60,000	60,000		
15 BROAD ST		60,000	16,143	16,143		
88 BROAD ST		60,000	10,125	10,125	0	0
45 MILK ST		60,840	19,930	19,930	0	0
131 CLARENDON ST		61,000				
105 CHAUNCY ST		61,170	0	0	0	0

FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
141 TREMONT ST		62,400	7,891	7,891	0	0
50 CONGRESS ST		62,500	20,011	20,011	0	0
45 SCHOOL ST		64,000	9,550	9,550	0	0
221 COLUMBUS AVE		64,000	64,000	64,000		
303 CONGRESS ST		64,704	5,295	5,295	0	0
80 BROAD ST		65,000	28,277	28,277	0	0
274 SUMMER ST		65,000	37,652	37,652	0	0
360 NEWBURY ST		66,800	10,185	10,185	0	0
1 COURT ST		67,000	13,704	13,704	0	0
126 HIGH ST		67,000	0	0	0	0
268 SUMMER ST		67,148	39,500	39,500	0	0
110 CHAUNCY ST		67,689	0	0	0	0
211 CONGRESS ST		68,100	2,200	2,200	0	0
270 CONGRESS ST		70,000	11,400	11,400	0	0
185 DEVONSHIRE ST		70,000	24,737	24,737	0	0
176 FEDERAL ST		70,000	8,477	8,477	0	0
24 SCHOOL ST		70,000	4,490	4,490	0	0
30 WINTER ST		70,044	17,136	17,136	0	0
263 SUMMER ST		70,400	30,569	30,569	0	0
313 CONGRESS ST		72,000	12,600	12,600	0	0
40 ROWES WHARF		72,700	0	0	0	0
545 BOYLSTON ST		75,000	33,301	33,301	0	0
200 HIGH ST		75,239	0	0	0	0
120 SOUTHAMPTON ST		76,000	26,000	1,500	24,500	
100 FRANKLIN ST		77,000	19,732	19,732	0	0
90 CANAL ST		77,979	13,000	13,000	0	0
25 NEW CHARDON ST		80,000	15,000	15,000	0	0
33 HARRISON AVE		80,000	4,000		4,000	
85 DEVONSHIRE ST		83,000	13,600	13,600		
1-4 FINANCIAL DISTRICT		85,000	5,080	5,080	0	0
70 FRANKLIN ST		85,200	83,731	83,731	0	0
330 STUART ST		86,000	0	0	0	0
21 CUSTOM HOUSE ST		86,000	0	0	0	0

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
347 CONGRESS ST		87,000	12,396	12,396	0	0
711 ATLANTIC AVE		87,000	9,422	9,422	0	0
200 PORTLAND ST		87,346	7,858	7,858	0	0
10 HIGH ST		88,000	16,423	16,423	0	0
31 MILK ST		88,000	3,700	3,700	0	0
59 TEMPLE PL		88,000	9,804	9,804	0	0
98 N. WASHINGTON ST		88,100	14,400	14,400	0	0
420 BOYLSTON ST		90,000	24,500	24,500	0	0
98 NORTH WASHINGTON ST		90,627	16,700	16,700	0	0
253 SUMMER ST		91,000	2,266	2,266	0	0
535 BOYLSTON ST		93,600	13,348	13,348	0	0
250 SUMMER ST		94,000	0	0	0	0
745 BOYLSTON ST		95,191	2,000	2,000	0	0
210 SOUTH ST		98,073	98,073	98,073	0	0
30 ROWES WHARF		98,800	0	0	0	0
400 ATLANTIC AVE		99,711	0	0	0	0
530 ATLANTIC AVE		100,000	25,000	25,000	0	0
100 BOYLSTON ST		100,000	0	0	0	0
84 STATE ST		105,448	14,334	14,334	0	0
1 WINTHROP SQ		106,235	6,000	6,000	0	0
77 N. WASHINGTON ST		107,000	40,000	40,000	0	0
131 STATE ST		116,232	39,967	39,967	0	0
100 CHARLES RIVER PLAZA		117,034	0	0	0	0
38 CHAUNCY ST		118,000	39,132	39,132		
300 BOYLSTON ST		122,000	8,835	8,835	0	0
55 SUMMER ST		122,700	7,620	7,620	0	0
280 SUMMER ST		123,000	73,257	73,257	0	0
1 SOUTH STATION		125,000	0	0	0	0
695 ATLANTIC AVE		125,672	0	0	0	0
133 FEDERAL ST		131,056	59,300	59,300	0	0
1 BOWDOIN SQ		131,682	2,500	2,500	0	0
230 CONGRESS ST		134,000	15,067	15,067	0	0
855 BOYLSTON ST		135,858	7,716	7,716	0	0

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
20 CUSTOM HOUSE ST		136,160	0	0	0	0
2 DEVONSHIRE PLACE		138,250	137,900	137,900	0	0
27 WORMWOOD ST		138,823	47,577	47,577	0	0
1 LIBERTY SQ		139,849	24,359	24,359	0	0
1 WASHINGTON MALL		141,321	84,115	84,115	0	0
51 SLEEPER ST		143,069	142,000	142,000	0	0
50 ROWES WHARF		143,600	1,450	1,450	0	0
380 STUART ST		144,836	0	0	0	0
101 MERRIMAC ST		147,701	37,367	37,367	0	0
1100 MASSACHUSETTS AVE	8.1	150,000	150,000	20,000	130,000	
251 CAUSEWAY ST		157,683	21,379	21,379	0	0
120 BOYLSTON ST		160,000	18,309	18,309	0	0
286 CONGRESS ST		160,000	27,700	27,700	0	0
10 POST OFFICE SQUARE NORTH		163,805	9,613	9,613	0	0
745 ATLANTIC AVE		164,035	49,162	49,162	0	0
441 STUART ST		172,000	45,934	45,934	0	0
2 CENTER PLAZA		173,870	47,800	47,800	0	0
18 TREMONT ST		174,960	10,000	10,000	0	0
160 NORTH WASHINGTON ST		175,000	38,900	38,900		
425 SUMMER ST		179,000	47,114	47,114	0	0
1 CENTER PLAZA		180,077	73,300	73,300	0	0
3 CENTER PLAZA		184,437	45,800	45,800	0	0
50 STANIFORD ST		187,616	4,100	4,100	0	0
3 COPLEY PL		190,250	46,272	46,272	0	0
2 OLIVER ST		193,000	57,691	57,691	0	0
155 FEDERAL ST		193,612	38,221	38,221	0	0
82 DEVONSHIRE ST		196,000	0	0	0	0
2 COPLEY PL		196,250	28,500	28,500	0	0
4 COPLEY PL		196,500	52,034	52,034	0	0
175 FEDERAL ST		198,228	1,200	1,200	0	0
80 BOYLSTON ST		200,000	48,689	48,689	0	0
245 STATE ST		200,000	84,000	84,000	0	0
200 BERKELY ST		202,600	16,803	16,803	0	0

2/15/94

OFFICE OF BUSINESS SERVICES
SITE INFORMATION

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
22 BERKELY ST		202,600	16,803	16,803	0	0
60 HARRISON AVE	10.0	204,000	204,000	30,000	174,000	
99 BOYLSTON ST		207,832	64,973	64,973	0	0
75 KNEELAND ST		210,000	57,132	57,132	0	
1 EXETER PLAZA		212,000	35,711	35,711	0	0
183 ESSEX ST		212,000	39,500	39,500	0	0
1 LINCOLN PLAZA		212,000	39,500	39,500		
10 POST OFFICE SQUARE SOUTH		237,000	43,280	43,280	0	0
75 FEDERAL ST		238,000	8,832	8,832	0	0
213 NORTHERN AVE		240,000	16,800	16,800	0	0
226 CAUSEWAY ST	1.1	240,000	240,000	7,500	232,500	
116 HUNTINGTON AVE		247,952	114,083	114,083	0	0
50 MILK ST		249,207	6,500	6,500	0	0
75 ARLINGTON ST		250,000	59,000	59,000	0	
1 CONGRESS ST		253,000	0	0	0	0
1 COPLEY PL		262,945	262,945	262,945	0	0
40 BROAD ST		266,835	34,188	34,188	0	0
99 SUMMER ST		271,000	65,060	65,060	0	0
89 BROAD ST		273,043	250,000	250,000	0	0
20 PARK PLAZA		275,000	0	0	0	0
73 TREMONT ST		280,643	87,949	87,949	0	0
200 STATE ST		296,719	40,000	40,000	0	0
265 FRANKLIN ST		317,320	0	0	0	0
197 CLARENDON ST		323,000	30,000	30,000	0	0
470 ATLANTIC AVE		333,360	53,000	53,000	0	0
160 FEDERAL ST		340,568	117,200	117,200		
260 FRANKLIN ST		343,901	12,623	12,623	0	0
185 FRANKLIN ST		350,000	0	0	0	0
101 ARCH ST		373,252	45,280	45,280	0	0
960 HARRISON AVE	10.0	377,000	377,000		377,000	
COMMONWEALTH PIER		380,000	18,000	18,000	0	0
1 ST. JAMES AVE		416,526	136,173	136,173	0	0
101 HUNTINGTON AVE		419,000	0	0	0	0

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FOR THE CITY / TOWN OF BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
125 SUMMER ST		463,000	8,000	8,000	0	0
501 BOYLSTON ST		487,316	0	0	0	0
125 HIGH ST		500,000	12,668	12,668	0	0
150 FEDERAL ST		518,642	7,000	7,000	0	0
101 FEDERAL ST		543,000	14,900	14,900	0	0
28 STATE ST		567,000	567,000	567,000	0	0
500 BOYLSTON ST	1.9	631,000	6,000	6,000		
75 STATE ST		720,000	293,185	293,185	0	0
99 HIGH ST		720,110	494,260	494,260	0	0
1 POST OFFICE SQ		757,029	38,900	38,900	0	0
1 BOSTON PLACE		769,019	4,353	4,353	0	0
600 ATLANTIC AVE		813,165	15,133	15,133	0	0
60 STATE ST		823,014	130,000	130,000	0	0
245 SUMMER ST	1.8	830,000	83,007	83,007	0	0
125 HIGH ST		837,300	277,945	277,945	0	0
225 FRANKLIN ST		915,000	245,266	245,266	0	0
1 BEACON ST		999,278	5,000	5,000	0	0
800 BOYLSTON ST		1,000,000	148,921	148,921	0	0
1 INTERNATIONAL PLACE		1,025,000	5,500	5,500	0	0
100 SUMMER ST		1,034,000	35,094	35,094	0	0
53 STATE ST		1,076,000	1,700	1,700	0	0
1 FEDERAL ST		1,077,650	192,760	192,760	0	0
1 FINANCIAL CTR		1,094,744	5,109	5,109	0	0
100 FEDERAL ST		1,355,210	177,500	177,500	0	0
200 CLARENDON ST		1,588,633	0	0	0	0
BOSTON TOTALS	37.8	45,525,786	8,968,553	7,780,660	1,166,627	0

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FOR THE CITY / TOWN OF BRIGHTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
18 SHEPARD ST		6,000	4,000		4,000	
114 NORTH BEACON ST		7,600	7,600			7,600
35 SOLDIERS FIELD PL	.5	12,000	12,000	3,500	8,500	
450 WESTERN AVE	.9	16,000	16,000	3,000	13,000	
35 HICHBORN ST		26,000	10,000		10,000	
6-22 FORDHAM RD		27,000	18,000		18,000	
235 NORTH BEACON ST		40,000	40,000		40,000	
1380 SOLDIERS FIELD RD	1.7	45,000	45,000	15,000	30,000	
342 WESTERN AVE		50,000	50,000		50,000	
1505 COMMONWEALTH AVE	.6	55,000	55,000			
200 LAKE ST	17.5	80,000	80,000			
100 HOLTON ST		100,000	100,000	0	100,000	
145 NEWTON ST	7.3	110,000	110,000	0	110,000	
60 EVERETT ST	10.8	213,320	0	0	0	0
BRIGHTON TOTALS	39.2	787,920	547,600	21,500	383,500	7,600

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FOR THE CITY / TOWN OF CHARLESTOWN

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
265 MEDFORD ST	3.6					
18 SPICE ST	.3	15,000	15,000		15,000	
24 CAMBRIDGE ST		17,892	17,892		17,892	
CAPTAINS QTRS 266		22,775	3,000	3,000	0	0
CITY SQUARE		25,000	0	0	0	0
66 CAMBRIDGE ST		26,000	24,000		24,000	
BILLINGS BLDG. #33		32,960	17,000	17,000	0	0
2 CONSTITUTION PLAZA		33,749	0	0	0	0
CPT BAINBRIDGE HSE		34,920	0	0	0	0

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FOR THE CITY / TOWN OF CHARLESTOWN

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
COOPER BUILDING #38		35,490	35,490	0	0	35,490
44 CHARLES RIVER AVE	1.5	40,000	40,000	0	40,000	0
420-438 RUTHERFORD AVE	1.3	40,000	40,000	8,000	32,000	
90 CAMBRIDGE ST		43,000	43,000		43,000	
IRONSIDES PLACE #36		50,000	0	0	0	0
570 RUTHERFORD AVE		50,000	50,000		50,000	
7 SHERMAN ST		50,000	50,000		50,000	
PARRIS BUILDING #34		53,000	4,700	4,700	0	0
490 RUTHERFORD AVE	2.7	68,000	68,000	8,000	60,000	
CARRIAGE BLDG. 39		72,000	8,700	8,700	0	0
267-281 MEDFORD ST		135,000	135,000			135,000
56 ROLAND ST		150,000	48,430		48,430	
1 CONSTITUTION PLAZA		165,000	7,000	7,000	0	0
465 MEDFORD ST	11.0	208,000	50,000		50,000	
425 MEDFORD ST	20.0	225,000	95,000	20,000	75,000	
NAVY YARD		300,000	300,000	0	300,000	
50 TERMINAL ST		425,000	90,000		90,000	
529 MAIN ST	12.0	600,000	54,000	54,000	0	0
149 AT THE NAVY YARD		650,000	0	0	0	0
CHARLESTOWN TOTALS	52.4	3,567,786	1,196,212	130,400	895,322	170,490

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FOR THE CITY / TOWN OF DORCHESTER

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
BAY ST	20.0					
103 CLAYTON ST	1.4					
1244 DORCHESTER AVE - 1214 H	3.5					
MORTON ST @ AMERICAN LEGION	188.3					

OFFICE OF BUSINESS SERVICES
SITE INFORMATION

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FOR THE CITY / TOWN OF DORCHESTER

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
192 WALNUT ST		5,000	5,000		5,000	
43 FREEPORT ST		18,000	3,000		3,000	
100 GIBSON ST		21,000	11,000		11,000	
79-83 FREEPORT ST	.8	24,000	24,000		24,000	
95 FREEPORT ST		24,000	24,000		24,000	
489 GALLIVAN BLVD		25,500	12,000		12,000	
500 NEPONSET AVE	3.4	39,000	39,000	12,000	27,000	
1030 MORRISSEY BLVD	1.9	40,000	40,000		40,000	
33 MILDRED AVE		40,000	13,000		13,000	
250-258 WOODROW AVE		42,000	42,000		42,000	
74 LAWLEY		45,719	45,719	4,575	41,144	
103 CLAYTON ST		50,000	1,400		1,400	
1288 - 1298 DORCHESTER AVE		50,000	50,000		50,000	
193 TALBOT AVE	2.2	95,000	30,000		30,000	
690 DUDLEY ST		120,000	120,000		120,000	
DORCHESTER TOTALS	221.4	639,219	460,119	16,575	443,544	0

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FOR THE CITY / TOWN OF EAST BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
110 CONDOR ST			22,000		22,000	
102-148 BORDER ST	14.3					
345 MCCLELLAN HIGHWAY	6.0					
73 ADDISON ST		5,250	5,250	5,250	0	0
256 MARGINAL ST BLDG #16		10,000	10,000		10,000	
256 MARGINAL ST BLDG #17		10,000	10,000		10,000	
220 MCCLELLAN HIGHWAY		17,000	4,890		4,890	
256 MARGINAL ST BLDG #22 & #		18,000	18,000		18,000	

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FOR THE CITY / TOWN OF EAST BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
256 MARGINAL ST BLDG #15		20,000	20,000		20,000	
80 BORDER ST		28,000	20,000		20,000	
266 BORDER ST		30,000	18,000		18,000	
256 MARGINAL ST BLDG #18		36,000	36,000		36,000	
1 HARBORSIDE DR		177,768	70,000	0	0	70,000
156 PORTER ST		210,000	50,000		50,000	
144 ADDISON ST	13.6	351,984	0		0	
EAST BOSTON TOTALS	33.9	914,002	284,140	5,250	208,890	70,000

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FOR THE CITY / TOWN OF HYDE PARK

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
1575 HYDE PARK AVE		0	30,000	0	30,000	
39 SPRAGUE ST	3.5	3,650	3,650		3,650	
1214 HYDE PARK AVE		11,812	11,812		11,812	
54 WALTER ST		26,000	26,000		26,000	
1476 RIVER ST		35,000	20,000	20,000		
1641-1645 HYDE PARK AVE		40,000	15,000	0	15,000	0
130 BRADLEE ST		45,000	20,000		20,000	
1415 HYDE PARK AVE		80,000	30,000		30,000	
1 DAMON ST		532,854	250,000		250,000	
HYDE PARK TOTALS	3.5	774,316	406,462	20,000	386,462	0

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FOR THE CITY / TOWN OF JAMAICA PLAIN

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
172 - 178 GREEN ST	.3	27,625	27,625		27,625	
181-185 AMORY ST		36,000	12,000		12,000	
3390 WASHINGTON ST		39,937	39,937	10,000	29,937	
31 GERMANIA ST		170,000	13,000		13,000	
JAMAICA PLAIN TOTALS	.3	273,562	92,562	10,000	82,562	0

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FOR THE CITY / TOWN OF MATTAPAN

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
4 RIVER ST	2.1	76,800	76,800	4,800	72,000	
MATTAPAN TOTALS	2.1	76,800	76,800	4,800	72,000	0

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FOR THE CITY / TOWN OF ROSLINDALE

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
28 MAHLER RD		25,000	25,000		25,000	
ROSLINDALE TOTALS	0.0	25,000	25,000	0	25,000	0

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FOR THE CITY / TOWN OF ROXBURY

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
133 SOUTHAMPTON ST	1.4	12,000	12,000		12,000	
27-29 BRADSTON ST	.4	14,000	14,000		14,000	
33 BRADSTON ST		16,000	16,000		16,000	
65 ALLERTON STREET A		25,000	25,000		25,000	
160 SOUTHAMPTON ST		30,805	30,805		30,805	
1132 BLUE HILL AVE		48,000	10,000		10,000	
169 NORFOLK AVE		52,000	9,000		9,000	
17 WARREN ST		68,000	68,000		68,000	
960 MASSACHUSETTS AVE	1.1	80,000	3,000		3,000	
87 KEMBLE ST		100,000	100,000		100,000	
100 NORFOLK AVE		100,000	80,000		80,000	
51-59-71 ARMORY ST		109,525	21,750		21,750	
15 RUSFIELD ST		400,000	26,000		26,000	
TREMONT ST		550,000	550,000	550,000		
ROXBURY TOTALS	2.9	1,605,330	965,555	550,000	415,555	0

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FOR THE CITY / TOWN OF SOUTH BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
SUMMER @ DRYDOCK	8.0					
111 WEST FIRST ST		0	20,000		20,000	
488 DORCHESTER AVE	.4	5,600	5,600		5,600	
10 ALGER ST		6,300	6,300		6,300	
409 DORCHESTER AVE		10,000	10,000	1,000	9,000	
285 DORCHESTER AVE	.5	15,514	15,514	15,514		
BLACK FALCON ST	.8	18,000	18,000		18,000	
290 NORTHERN AVE		20,000	3,000		3,000	
205 WEST FIRST ST	.5	22,000	22,000	2,000	20,000	

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FOR THE CITY / TOWN OF SOUTH BOSTON

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
2 H ST	1.5	22,000	22,000	4,000	18,000	
429 DORCHESTER AVE		25,000	25,000		25,000	
89 DAMRELL ST		28,000	28,000		28,000	
383 DORCHESTER AVE		30,000	2,600		2,600	
340 C ST	.5	35,000	35,000		35,000	
212 OLD COLONY AVE		37,050	37,050		37,050	
437 D ST		100,000	100,000		100,000	
493 C ST		106,400	53,200		53,200	
220 NORTHERN AVE		120,000	10,500		10,500	
415 SUMMER ST		122,000	122,000		122,000	
300 D ST @ 249 W SECOND ST	.7	129,000	129,000		129,000	
451 D ST		160,000	160,000	0	160,000	
14-16 GREENBAUM ST		226,000	226,000		226,000	
393 D ST		265,824	265,824		265,824	
27 DRYDOCK AVE		286,000	109,161		109,161	
12 CHANNEL ST		297,025	90,000		90,000	
647 SUMMER ST		360,000	50,000		50,000	
1 DESIGN CENTER PLACE		500,000	150,000			150,000
21-25 DRYDOCK AVE		825,000	103,821		103,821	
SOUTH BOSTON TOTALS	12.9	3,771,713	1,819,570	22,514	1,647,056	150,000

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FOR THE CITY / TOWN OF WEST ROXBURY

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
1895 CENTRE ST		11,038	2,034	2,034	0	
VFW PKWY		20,000	20,000	0	20,000	
1208 VFW PKWY	2.9	33,252	33,252	33,252		
1600 VFW PARKWAY		40,000	40,000		40,000	

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FOR THE CITY / TOWN OF WEST ROXBURY

PROPERTY ADDRESS	ACREAGE	TOTAL SQ FT	TOTAL AVAIL	AVAIL OFFICE	AVAIL INDUSTRIAL	AVAIL R & D
225 RIVERMOORE ST		122,000	15,000		15,000	
WEST ROXBURY TOTALS	2.9	226,290	110,286	35,286	75,000	0
SYSTEM TOTALS	410.7	58,984,255	15,319,784	8,606,985	6,152,831	403,702

SUMMARY of STATE OWNED PROPERTIES in BOSTON
F.Y. 1992 Assessor's Files

EXEMPT CODE and TYPE		GROSS FLOOR AREA	LAND AREA (SQ. FT.)	LAND AREA (ACRES)	PARCEL COUNT
2	COMMONWEALTH of MASS.	7,031,684	94,455,577	2,168.4	375
39	M. W. R. A.	0	1,722,656	39.5	8
42	M. B. T. A.	1,642,489	30,800,753	707.1	373
52	MYSTIC RIVER BRIDGE AUTH.	0	224,128	5.1	13
62	MASS. TURNPIKE AUTHORITY	314,672	9,319,046	213.9	56
72	MASS. PORT AUTHORITY	1,055,012	112,137,729	2,574.3	144
82	MASS. PARKING AUTHORITY	0	5,827	0.1	1
92	METROPOLITAN DISTRICT COM	408,449	60,585,559	1,390.9	168
	TOTAL	10,452,306	309,251,275	7,099.4	1,138

INSIGHT

A BRIEFING REPORT ON A TOPIC OF CURRENT INTEREST • *Boston Redevelopment Authority* • *Policy Development & Research Department*

July 2, 1993 *No 93-6*

BOSTON'S TAX EXEMPT PROPERTY ON THE RISE

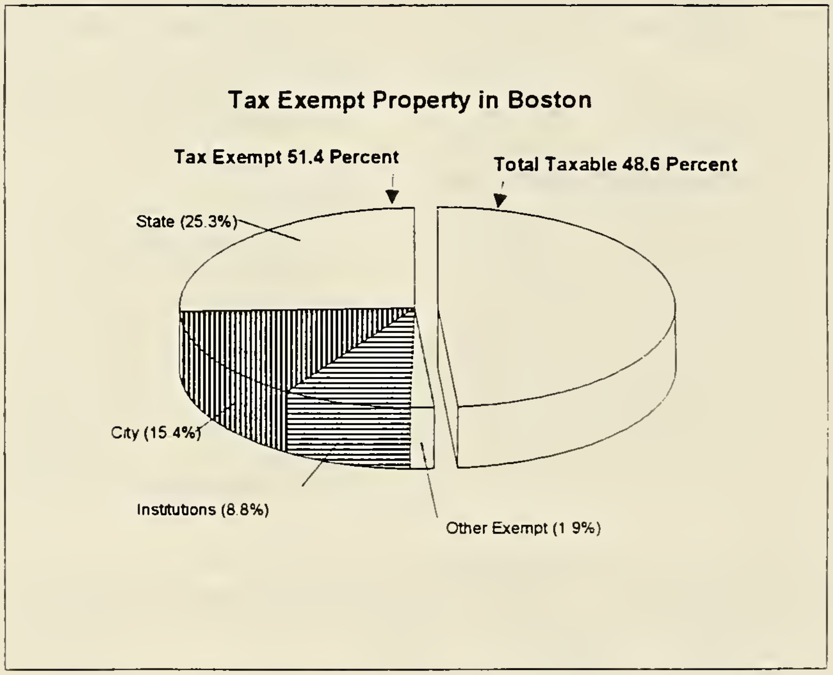
- *More than half of Boston's property is tax exempt.*
- *$ 156 million dollars a year generated for State treasury by Boston's tax exempt property*
- *Private profit-making businesses operate on State owned land in Boston without paying property taxes.*

Over half (51.4%) of Boston's land area -- valued at $11.7 billion dollars -- is exempt from the property tax, the city's principal revenue source. Only Washington D.C., has a greater portion of its area devoted to public and institutional uses.

One-fourth of the entire city's area and half of all tax exempt property in Boston, is owned by the State government and its Authorities. Private for-profit businesses located on state property are also exempt from city property taxes.

Nearly 2,400 acres of new tax exempt Boston land was added to the state's inventory between 1990 and 1992.

The state-granted privilege of tax exemption that Boston has been forced to live with is overdue for a critical reexamination and is the subject of pending legislation.



Boston's tax exempt properties serve valuable and often unique functions for the metropolitan area, the state, New England, and the nation, exerting an influence that reaches around the world from their homes in Boston. They are an important reason why Boston has the distinction of being one of only three major cities in the country that holds more jobs than it has residents.

As tax free property grows supporting more jobs and more activity, however, it demands more municipal services than ever before.

The economic and social benefits that Boston institutions, airport, and public transit provide to the state and region are not in question. But the system that denies cities and towns any meaningful revenue, even from profit making businesses on this land, creates a severe problem of imbalance.

State Ownership

The State and its Authorities own over 7000 acres in Boston, valued at more than $2.5 billion dollars. This year the state reimbursed Boston just $280,594 for the 2,168 acres that it owns directly, while no payments were made to any city or town last year.

Massport is the largest state property owner, with over four square miles, mostly at the airport and at prime waterfront sites in South Boston. Massport's $6 million PILOT payment to Boston for its 2,574 acre holdings averages just over $2,300 per acre, less than the taxes paid by two average single family homes.

Massport property includes 150 private profit making businesses. The latest is a new $40 million hotel that would pay $1.6 million in annual commercial property taxes if built on private land, like its competitors. Since it is on Massport property, however, it pays no property taxes, nor does Massport make any city payment from its hotel lease profits to reimburse the city for lost revenue.

A bill to allow cities and towns to tax such private businesses on state land is now pending before the legislature, but has not yet been passed into law. If passed, this law would allow Boston to collect $12 million from private businesses that now enjoy this special loophole.

Major Tax Exempt Institutions

Over 114,000 jobs -- one-fifth of all private sector jobs in the city -- are found in Boston's hospitals, universities, social service organizations, and museums. These jobs provide more than $2.6 billion in salaries to Massachusetts residents.

While state law prevents Boston from collecting anything beyond small voluntary payments from hospitals, universities, and museums, the State collects over $126 million in income taxes and $30 million in sales taxes from the workers in these institutions.

Boston's vital tax exempt institutions have maintained and increased their presence in the state economy through physical renewal and development. Between 1975 and 1989, medical institutions developed a total of one billion dollars of new or upgraded facilities. Right now the current pipeline of projects approved or underway is worth $983.7 million.

Educational institutions built $428.9 million of classrooms and laboratories, from 1975 through 1989. Today Boston is helping these schools construct another $239.1 million of new or improved facilities, all exempt from the property tax.

The Fenway Example

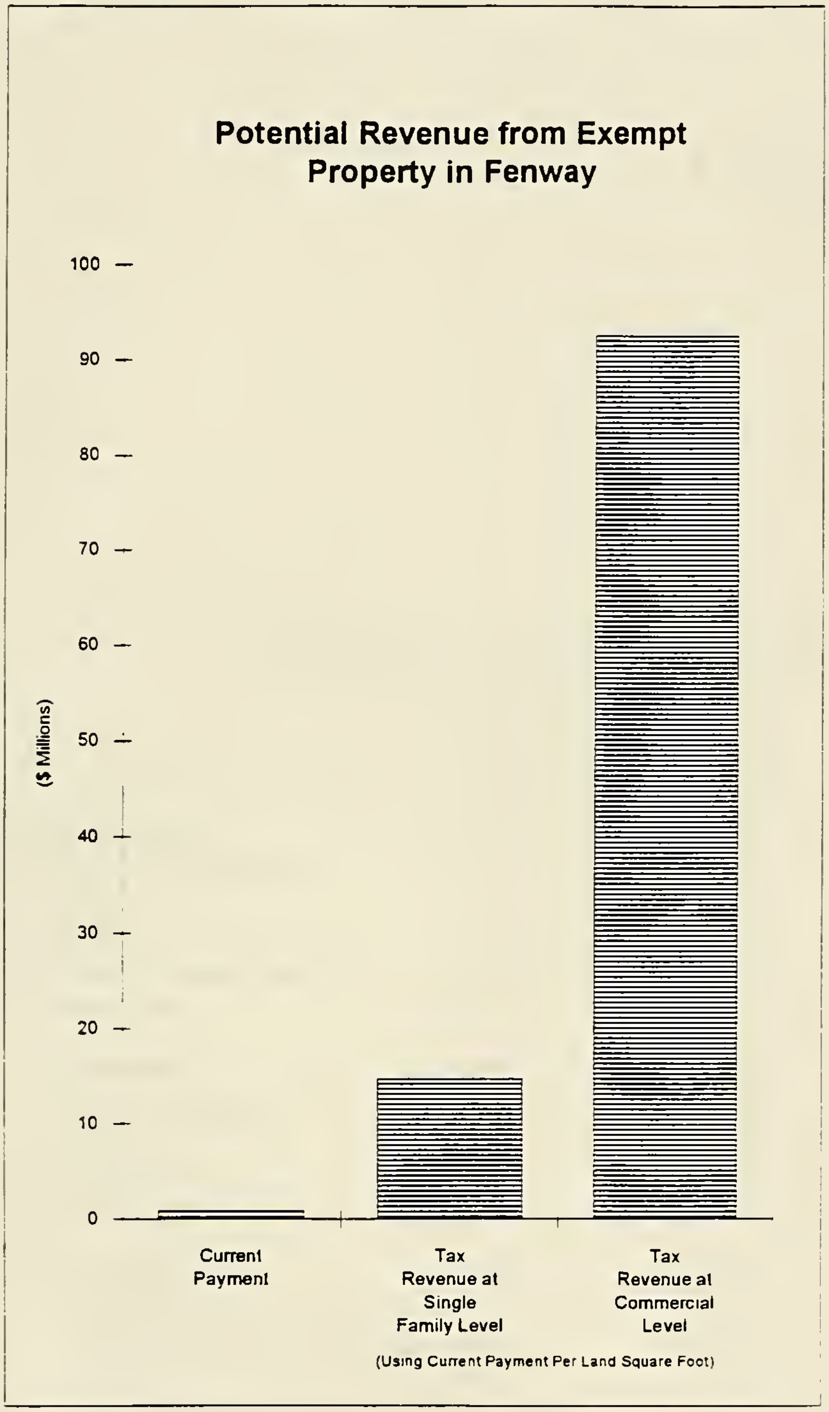
Boston Fenway's Ward 4 clearly illustrates the tax exempt problem. This area is the site of Northeastern University, the Longwood Medical Area and Harvard Medical School, the Museum of Fine Arts, the Boston Symphony and other agents of educational, medical, and cultural excellence.

There are 100 taxable commercial properties in Ward 4. Together they occupy 62.8 acres of land, and they paid $34.2 million in property taxes to the city last year, or an average of $12.52 per square foot of land. The 184 single family homes here sit on 6.9 acres of land and paid $600,000 in property taxes, averaging about $2.00 per square foot.

Disparity of Fiscal Contribution in Boston's Fenway Ward 4

Land Use	Acres	Payment	Payment Per Sq. Ft.	Number of Parcels
Commercial	62.8	$34,242,000	$12.52	100
Single Family Homes	6.9	$599,600	$1.99	184
Institutions	169.6	$894,000	$0.12	227

Source: City of Boston Assessing Department. Boston Redevelopment Authority



Potential Revenue from Exempt Property in Fenway

(Using Current Payment Per Land Square Foot)

In contrast, tax exempt institutions occupy 169.6 acres here. The total contributions "in lieu of tax" from these institutions was $894,000 or 12 cents per square foot of land.

If this tax exempt land were taxed at the same average level per land square foot as single family homes. Boston would recieve an additional $14.7 million in tax revenues.

At the average commercial level,Boston would recieve $92.5 million more dollars to support city services.

The Beth Israel Example

Beth Israel Hospital is building a new medical technology center on 2.25 acres of land. The center will contribute just $100,000 in lieu of taxes to Boston. In stark contrast sits the one acre site of International Place I. which produces $7.2 million in annual tax revenue for Boston.

Solutions Needed

As the economic future of our state and nation comes to depend more on an educated workforce and on technical excellence, more of Boston's limited land resources have become devoted to tax exempt institutional uses. As medical and scientific research helps to restructure the Massachusetts economy for a better future. Boston's budget faces increasing demands for public services and diminished resources to pay for these services.

Boston is pleased and honored to be the seat of state government. and the home of so many great tax exempt medical. educational, and cultural institutions. As a matter of fairness to Boston, however, and because the State exempts these institutions from paying property taxes to Boston, the Commonwealth must establish a new tax policy that recognizes the special role that Boston plays and the special demands made on city services by having more than half of its land base occupied by these hospitals, schools, cultural centers, and government buildings.

Tax Exempt Property in Boston for Fiscal Year 1992

Owner	Number of Parcels	Land Area (in Acres)	Percent Exempt	Percent Total
State Property	**1138**	**7,099**	**49.3**	**25.3**
Mass. Port Authority	144	2,574	17.9	9.2
M. D. C.	168	1,391	9.7	5.0
M. B. T. A.	373	707	4.9	2.5
Mass. Turnpike Authority	56	214	1.5	0.8
Other State	397	2,213	15.4	7.9
City Property	**5468**	**4,305**	**29.9**	**15.4**
Parks & Playgrounds	224	1,941	13.5	6.9
B. H. A.	279	448	3.1	1.6
B.R.A./E.D.I.C.	826	419	2.9	1.5
Other City	4139	1,497	10.4	5.3
***Private Institutions**	**2480**	**2,460**	**17.1**	**8.8**
Educational	778	841	5.8	3.0
Medical, Scientific, Benevolent	593	395	2.7	1.4
Cemeteries	147	652	4.5	2.3
Religious & Other	962	573	4.0	2.0
Other Exempt	**592**	**532**	**3.7**	**1.9**
Total Exempt Property	**9678**	**14,397**		**51.4%**
Total Taxable	128650	13,630		48.6
Total Taxable and Exempt	138328	28,027		100.0

Source: City of Boston Assessing Department , Boston Redevelopment Authority Research Department

**Classification of Private Institutions created by B. R. A. Institutional Planning and Research Departments.*

PART E: Evaluation and Monitoring Plan

1. Benchmarks:

   Our principal measure of success is JOBS. Since the EDIP is a targeted program aimed at pockets of economic distress and areas of exceptional opportunity, our first goal is the success of the projects that will be designated for EDIP participation in designated EOAs. We also share the state's goal of lifting the general economy with stimulus from this program, and so we will carefully monitor the role that EDIP areas and projects play in raising overall levels of output, employment, and productivity.

   Since we are not applying for EOA status at this time, we have not yet established a timeline for performance.

2. The City of Boston's new Chief Economic Development Officer and members of the development staff she directs will be responsible for overseeing the progress of economic activities in the ETA and will insure the timely achievement of all the benchmarks stated.

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